



Ditchingham Close

Hartwell | Aylesbury | Buckinghamshire | HP19 7SA



**Williams**  
PROPERTIES

# Ditchingham Close

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Williams Properties are pleased to welcome to the market this spacious two bedroom house in Hartwell, Aylesbury. The property consists of a living room, kitchen/dining room, two double bedrooms, bathroom, enclosed garden, garage & driveway parking for two vehicles. Viewing comes highly recommended.

## Offers in excess of £325,000

- Hartwell Development
- Two Bedroom House
- Carport & Driveway Parking
- Close To Local Amenities
- Spacious Throughout
- Large Kitchen
- Front & Rear Gardens
- Viewing Advised

### Hartwell

Hartwell is a development on the West side of the town centre. The location is far enough out of town to avoid the hustle and bustle but close enough to walk to all of the centre's facilities including the college, rail links, shopping and leisure facilities. The position of the development lends itself well to vehicle access towards Thame/Oxford and linking up with the A41 towards Bicester. Primary Schools Bearbrook & Secondary Schools Quarrendon & Aylesbury Grammar Schools

### Council Tax

Band C

### Local Authority

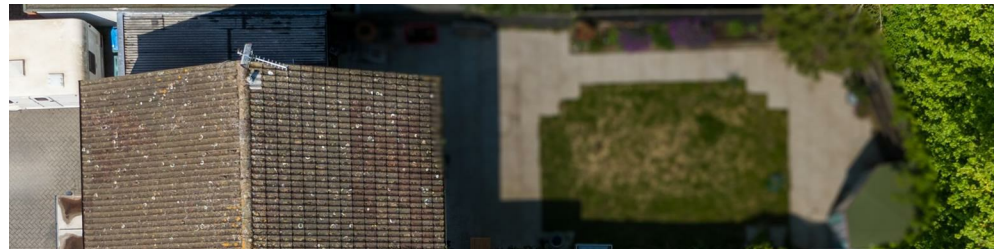
Buckinghamshire Council

### Services

All main services available



The property is located on the popular Hartwell development in Aylesbury, which offers easy access to facilities including schooling and shops. A more extensive range of amenities can be found in Aylesbury Town Centre which is easily accessible on foot or by bus.



### Entry

Enter through the front door into the entry with a further door leading into the living room.

### Living Room

Living room consists of a window to the front aspect, wood effect flooring, light fittings to ceiling, radiator and a door to the kitchen. Space for a sofa set and other furniture. Stairs rise to the first floor.

### Kitchen / Dining Room

Kitchen consists of a range of wall and base mounted units with roll on worktops, inset sink unit, space for a freestanding cooker, fridge/freezer, washing machine and dishwasher. Windows to the rear and side aspect, radiators and doors to the garage and leading out to the rear garden. Space for a large dining table set and other furniture.

### First Floor

Doors to both bedrooms and bathroom. Access to the loft space.

### Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

### Bedroom

Bedroom consists of a window to the rear aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

### Bathroom

Bathroom is fully tiled and comprises a wc, hand wash basin, bathtub with overhead shower, radiator and a frosted window.

### Rear Garden

Enclosed rear garden with a paved patio leading to an area of lawn laid.

### Garage & Parking

Block paved driveway with space for two vehicles. Garage with light and power.

### Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(71-81) B			
(69-80) C				(59-70) C			
(55-68) D				(47-58) D			
(39-54) E				(35-46) E			
(21-38) F				(11-34) F			
(1-20) G				(1-10) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			

