



Fuggle Drive

The Green | Aylesbury | Buckinghamshire | HP21 9AY



Williams  
PROPERTIES

# Fuggle Drive

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Williams Properties are delighted to offer this well presented three bedroom house on a popular development in Aylesbury. The property comprises of an entrance hall, downstairs wc, living room, kitchen/diner, three bedrooms, en suite and a family bathroom. Outside, there is an enclosed rear garden and allocated parking to the front. Viewing comes highly recommended.

## Offers in excess of £350,000

- Popular Location
- Allocated Parking
- Close To Amenities
- Southside Of Aylesbury
- Three Bedroom House
- En Suite & Family Bathroom
- Fully Enclosed Rear Garden
- Viewing Highly Advised

### The Green/Avenue

The Green/Avenue is a sought after South Side development with access to local shops, takeaway and The Guttman Sports Centre & Gym. The nearby market town of Aylesbury provides a full range of commercial, shopping and leisure facilities. For those wishing to commute to the City, a main line station to London Marylebone can be found in either Stoke Mandeville or Aylesbury they have a journey time of approx. 50 & 55 minutes respectively. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame. Primary & Junior Schools – William Harding & Secondary Schools – The Grange & Aylesbury Grammar Schools

### Council Tax

Band D

### Local Authority

Buckinghamshire Council

### Services

All main services available

### Entrance

Enter through the front door into the entrance hall with stairs rising to the first floor and doors to the living room and wc.



The property is located on a popular Southside development and as such is ideally situated close to a host of amenities, including the Stoke Mandeville Stadium and sports centre. There is a bus route that links the development to Aylesbury Town Centre.



**WC**

Comprising a wc, pedestal hand wash basin, radiator and a frosted window.

**Living Room**

Living room consists of a window to the front aspect, wood effect flooring, light fittings to ceiling, radiator and space for a sofa set and other furniture. Door to the kitchen.

**Kitchen**

Kitchen consists of a range of wall and base mounted units with roll on worktops, inset one and half sink bowl unit with window over, inset four ring gas hob, overhead extractor and oven, space for an American style fridge/freezer, washing machine and dishwasher. Doors leading out to the garden, spotlights and light fitting to ceiling, radiator, under stairs cupboard, wood effect flooring and space for a dining table set.

**First Floor**

Doors to all bedrooms, bathroom and airing cupboard. Access to the loft.

**Bedroom**

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

**En Suite**

En suite comprises a pedestal hand wash basin, wc, enclosed shower cubicle, tiling to splash sensitive areas, radiator and a frosted window.

**Bedroom**

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

**Bedroom**

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

**Bathroom**

Bathroom comprises a panelled bathtub with shower attachment, tiling to splash sensitive areas, pedestal hand wash basin, wc and radiator.

**Rear Garden**

Paved patio leading to an area of lawn laid, there is an additional patio area to the rear. Fully enclosed.

**Parking**

Allocated parking to the front.

**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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(16-38) D			
(9-15) E			
(1-8) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.