



6 Beech Green

Southcourt | Aylesbury | Buckinghamshire | HP21 8JG



Williams
PROPERTIES

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Williams Properties are delighted to welcome to the market this immaculate three bedroom house located on the Southside of Aylesbury. Accommodation comprises an entrance hall, living room, kitchen/diner, downstairs cloakroom and utility to the ground floor, three bedrooms and family bathroom to the first floor. Outside there is a well sized enclosed rear garden and a driveway for three cars to the front. Viewings on this wonderful property are highly advised.

£385,000

- Three Bedroom House
- Southside Of Aylesbury
- Driveway Parking
- Good Size Rear Garden
- Large Outbuilding With Power And Lighting
- Immaculate Condition Throughout
- Ideal Family Home
- Viewings Highly Advised

Southcourt

An established area with some parts dating back to the 1930's. The area offers local shopping facilities throughout the estate and a number of takeaway restaurants, schools and regular bus services reaching in and around the town. The new pedestrian bridge by the Aylesbury Railway Station links the heart of the town centre and Southcourt making the town centre and all amenities very accessible by foot of cycle. Infant and Junior School - Ashmead & Secondary School - Mandeville and Aylesbury Grammar Schools.

Local Authority

Aylesbury Vale

Council Tax

Band B

Services

All main services available

Entrance Hallway

The Entrance Hallway is comprised of wood effect flooring, a wall mounted radiator, a pendant light to the ceiling, a door to the living room, hallway to the kitchen and carpeted stairs to the first floor landing.

Living Room

This Living Room consists of wood effect flooring, a pendant light to the ceiling, a window to the front aspect, open plan access to the kitchen/diner and a wall mounted radiator. Plenty of space for a sofa set and other lounge furniture.



A three bedroom semi-detached family home set in a mature residential area within close proximity of the town centre facilities including leisure, shopping, eateries and rail links into London Marylebone.



Kitchen/Diner

This Kitchen/Diner features tiled flooring, spotlights to the ceiling, a window and French doors to the rear aspect, a range of wall and base mounted units, a vertical radiator, inset sink and mixer tap, double oven, extractor and gas stove. Open plan access to the Utility room and Entrance Hallway.

Utility

The Utility is comprised of a window to the side aspect, spotlights to the ceiling, side access to the garden and space for a washing machine or other white goods.

Cloakroom

The downstairs WC is comprised of spotlights to the ceiling, a sink and mixer tap, and a low level WC

First Floor Landing

This First Floor Landing consists of pendant lights to the ceiling, carpeted flooring, a window to the side aspect and doors to all three bedrooms and the family bathroom.

Bedroom

This Bedroom consists of a window to the front aspect, wood effect flooring, a pendant light to ceiling, a wall mounted radiator and space for a king size bed and other bedroom furniture.

Bedroom

This Bedroom consists of a window to the rear aspect, wood effect flooring, a pendant light to ceiling, a radiator and space for a double bed and other bedroom furniture.

Bedroom

This Bedroom consists of a window to the rear aspect, wood effect flooring, studio spotlights to ceiling, a wall mounted radiator and space for a single bed and other bedroom furniture.

Bathroom

This Family Bathroom is comprised of wood effect flooring, spotlights to the ceiling, a frosted window, a heated towel rail, an inset shower unit, fitted bathtub, basin with a tap and a low level WC.

Garden

This generous enclosed rear garden includes multiple patio areas, gated access to the front and a shingle walkway to the out house. Artificial turf laid to the remainder.

Outbuilding

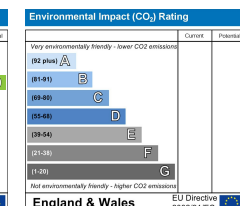
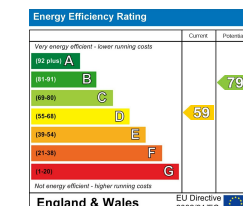
This well sized outhouse is comprised of studio spotlights fitted to the ceiling, windows to both sides and the front aspect and plenty of space for furniture. Potential to develop into a garden office or other out building uses.

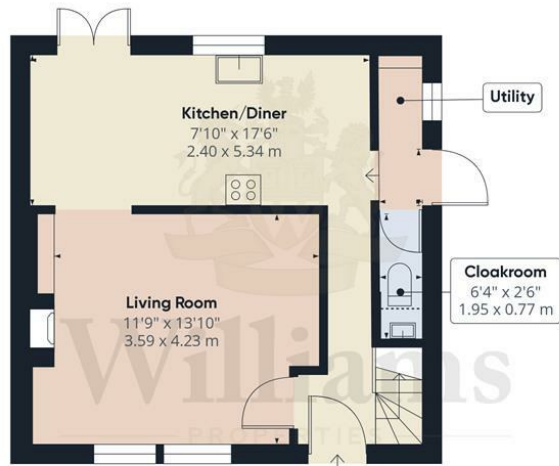
Parking

This Property consists of shingled driveway with space for three cars.

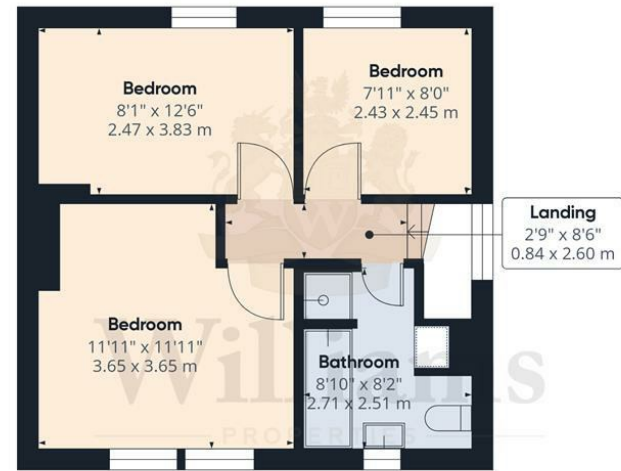
Buyer Notes

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.

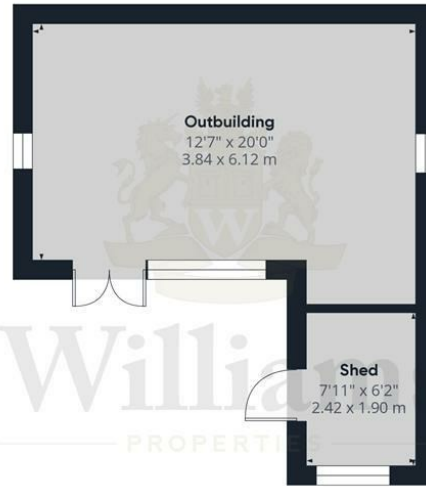




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1077.91 ft²
100.14 m²

Reduced headroom

3.04 ft²
0.28 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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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.