



Argyle Avenue

| Aylesbury | Buckinghamshire | HP19 9JZ



Williams
PROPERTIES

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Williams Properties welcome to the market this three bedroom house in Aylesbury, Buckinghamshire. The property is located close to schooling and local amenities and consists of an entrance hall, living room, kitchen, utility, bathroom and three bedrooms. Outside there is an enclosed rear garden and driveway parking. Viewing comes highly recommended.

Offers in excess of £290,000

- Three Bedroom House
- Close To Schools
- Utility Room
- Close To Town
- Popular Location
- Driveway Parking
- Enclosed Rear Garden
- Viewing Highly Advised

Meadowcroft

Meadowcroft can be found located on the North side of the town centre just off the A41 and close to the new Aylesbury Parkway railway station linking with London Marylebone. The area has a wealth of facilities locally including a Tesco Express, Doctors surgery and a large sports ground and community centre. Primary – Thomas Hickman & Secondary – Aylesbury Vale Academy Aylesbury Grammar Schools

Council Tax

Band C

Local Authority

Buckinghamshire Council

Services

All main services available

Entry

Enter through the front door into the porch with a further door into the hall. Door to the living room and stairs rise to the first floor.



The property is located on an established residential road in Meadowcroft, and is within walking distance to amenities including convenience store and pharmacy. There are good road links with easy access to the A41 towards Bicester.



Living Room

Dual aspect living room with carpet laid to floor, light pendants to ceiling, radiator, wall lights, electric fireplace and door to the kitchen. Space for a large sofa set and other furniture.

Kitchen

Kitchen consists of a range of wall and base mounted units with roll on worktops, inset sink unit with window over, space for a freestanding cooker, storage cupboard, radiator and door to the garden.

Utility

Space for fridge/freezer and washing machine. Under stairs cupboard.

First Floor

Doors to all bedrooms, bathroom and airing cupboard. Loft access.

Bedroom

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

Bedroom

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

Bedroom

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

Bathroom

Bathroom is fully tiled and comprises a wc, pedestal hand wash basin, bathtub with shower and screen, heated towel rail and frosted window.

Garden

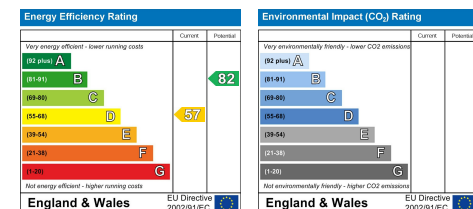
Enclosed rear garden with a paved patio and pathway, grass laid to the remainder and garden shed.

Parking

Driveway 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.





Approximate total area⁽¹⁾
818 ft²
76 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties
Web: www.williams.properties
Tel: 01296 435600

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.