



2 Lavender Close

The Willows | Aylesbury | Bucks | HP21 8YX



Williams
PROPERTIES

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Williams are delighted to welcome to the market this fantastic two bedroom house situated on the ever sought after development of The Willows, Aylesbury. The property is in good order throughout and boasts an entrance hall, a good size lounge/diner, kitchen, two bedrooms, a bathroom, outside there is a front and rear garden, and a driveway offering off road parking for one vehicle.

£247,500

- Two Bedrooms
- Enclosed Rear Garden
- Open Plan Lounge/Diner
- Off Road Parking
- Good Order Throughout
- Close to Schools
- Close to Amenities
- Viewing Highly Recommended

The Willows

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 & Junior Schools - Bearbrook & Secondary Schools - Mandeville & Aylesbury Grammar Schools

Council Tax

Band B

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hallway

Enter through the front door leading to the entrance hall, featuring a fitted light to the ceiling, carpeted flooring and a further door leading to the lounge/diner.



The Willows is a modern development on the Aylesbury / Stone borders within a short distance of The Bugle Horn pub and restaurant.



Kitchen

This kitchen is comprised of wood effect flooring with a range of base and wall mounted units, including an inset sink with a draining board and mixer tap, splashback and space for an oven as well as space and plumbing for a washing machine, dish washer and fridge. Tiles to splash sensitive areas, one wall mounted electric heater and dual aspect windows to the side and front aspect. An archway leads through to the dining room.

Lounge/Diner

This lounge/diner is a good size and comprises of carpeted flooring, light fitting to the ceiling, an electric wall mounted heater, a large window to the front aspect and space for a plenty of typical living room furniture.

First Floor Landing

This first floor landing is comprised of carpeted flooring, studio spotlights to the ceiling and doors to both bedrooms and the bathroom.

Bedroom

This bedroom is comprised of carpeted flooring, a wall mounted electric heater, studio spotlights to the ceiling, inset wardrobes and a large window to the front aspect. Ample space for a double bed and other bedroom furniture.

Bedroom

This bedroom is comprised of carpeted flooring, a pendant light to the ceiling, a wall mounted electric heater and a window to the front aspect. Space for a single bed and other bedroom furniture

Bathroom

This bathroom is comprised of wood effect flooring, a window to the side aspect, a panelled bathtub with a mixer tap and overhead shower, a fitted light to the ceiling, an electric heated towel rail, low level WC and a hand wash basin with a mixer tap, inset into a vanity unit.

Garden

There is a front garden, enclosed by picket fencing, with a walkway to the front door, a grass lawn and shingle. There is a further enclosed garden to the side of the property features a patio and a wooden decking area.

Parking

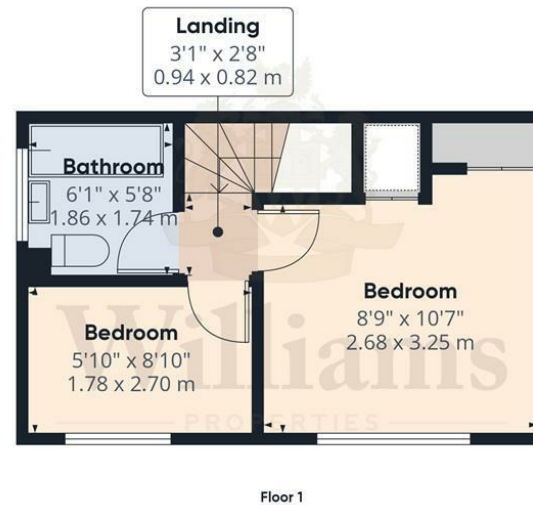
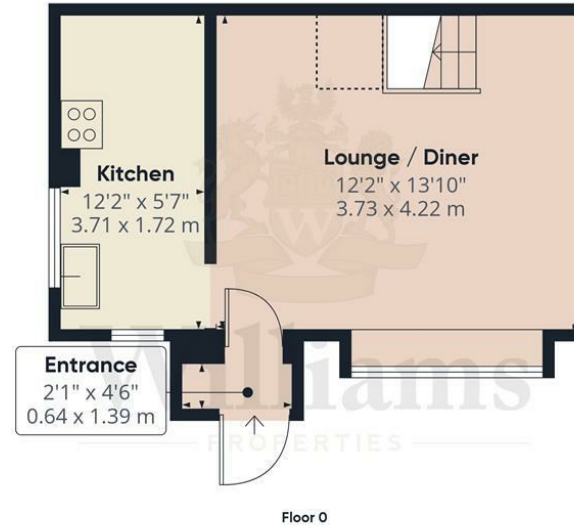
There is driveway parking for one vehicle

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 plus) A			88
(81-91) B			
(69-80) C			67
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
457.68 ft²
42.52 m²

Reduced headroom
7.08 ft²
0.66 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, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.