



23 Bracken Way

| Aylesbury | | HP21 8UF



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Williams are delighted to introduce to market this good size two bedroom house set within a short walk of the Aylesbury town centre and all of its amenities. Benefits include: a good size living room, kitchen/dining room, two generous double bedrooms one with a walk in wardrobe. Driveway parking for two cars and a rear landscaped garden with fitted pergola.

£305,000

- Two Generous Double Bedrooms
- Kitchen/Diner
- Open Plan living
- Driveway Parking for Two Cars
- Good Condition Throughout
- Private Rear Garden
- Walking Distance To The Town Centre/Trian station
- Walking Distance To Aylesbury College And Sir Henry Floyd

Location

Prebendal Farm 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 Aylesbury Vale Academy and Aylesbury Grammar Schools and Aylesbury College.

Local Authority

Buckinghamshire Council

Services

All Main Services Available

Council Tax

Band C

Entrance

A double glazed front door leading into the property, with carpeted stairs rising to the first floor and a door leading to the living room. There is a light fitting to the ceiling and wooden flooring. To the right of the front door is a outside storage cupboard.



The property is within walking distance to all of the leisure and shopping facilities of Aylesbury Town Centre. Transport links are aplenty with excellent road links to the A41 towards Bicester, and the mainline train station with services directly into London Marylebone is a short walk away. bus routes to all areas and Oxford. The catchment infant/junior schools include Bearbrook combined school. Catchment secondary schools include Aylesbury Vale Academy and the Sir Henry Floyd Grammar School and Aylesbury College again only a short walk away.



Living Room

The living room consists of spot lighting to the ceiling, wooden flooring, wall mounted radiator, door leading into the under stairs cupboard and provides space for a large sofa set and other living room furniture. Double glazed window to the front aspect.

Kitchen/Diner

The Kitchen area features a range of wall and floor mounted units with roll top work surfaces, inset stainless steel sink and drainer, spot lighting to the ceiling, tiled flooring. Space for washing machine and fridge freezer, integrated dishwasher, tiling to splash sensitive areas, double glazed window looking out into the garden. The dining area is open plan to the kitchen and also the living room providing that open social space and consists of wooden flooring, a wall mounted radiator, spot lighting to the ceiling, sliding doors leading out to the garden and provides space for a dining table and chairs and other desired furniture.

First Floor

Carpeted stairs rising from the ground floor with doors to all bedrooms and the bathroom. There is access to the loft with a drop down fitted ladder and an airing cupboard.

Bedroom

The Bedroom is a good size double bedroom with carpet laid to the floor, light fitting to the ceiling, wall mounted radiator, walk in wardrobe, and provides space for a king size bed and other bedroom furniture. Double glazed window to the rear aspect.

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The Bedroom is a good size and consists of carpet laid to the floor, light fitting to the ceiling, wall mounted radiator and provides space for a king size bed and other bedroom furniture. Double glazed window to the front aspect,

Bathroom

Comprises of a three piece suite: low level WC, pedestal wash hand basin, panelled P shaped bath with mixer tap and electric over head shower and screen , fully tiled, heated towel rail and a frosted double glazed window to the rear aspect.

Rear Garden

The garden consists of patio area with a path leading to the rear of the garden, a covered roof pergola providing a perfect sitting area for all weather and lawn laid to the remainder and is fully enclosed.

Parking

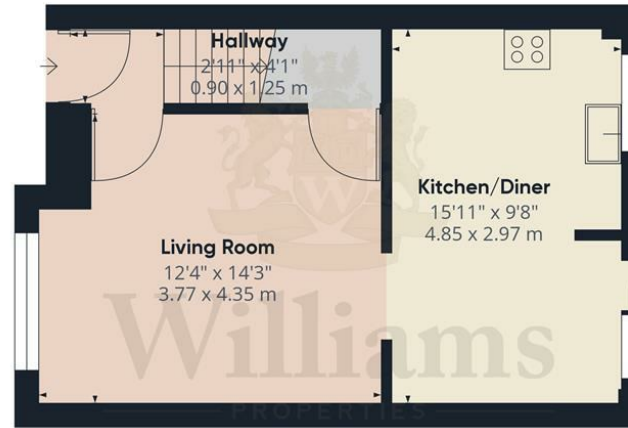
Driveway parking to the front for two vehicles. Door to an outside storage cupboard.

Buyers Notes

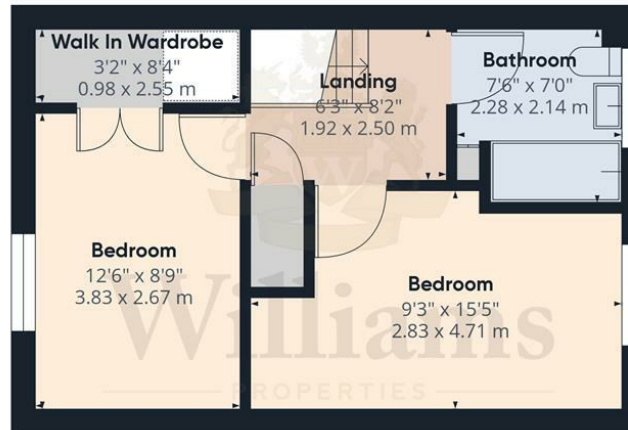
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		89
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) 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		
EU Directive 2002/91/EC		
England & Wales		



Floor 0



Floor 1



Approximate total area⁽¹⁾
714.52 ft²
66.38 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.

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.