





**£360,000**

A four bedroom detached family home set on the popular Haydon Hill development. The property is within walking distance to local shops and the Schools. The mainline station at Aylesbury Vale Parkway connecting to Marylebone London. Road access to A41/M25 and M40. The home is within close proximity of the children's play area and the Greenway walk to Waddesdon. There are also the connecting paths and countryside walks along by River Thame. No upper chain.

# Property Description

## ENTRANCE

Composite front door opens to:

## ENTRANCE HALL

Radiator, door to the lounge.

## LOUNGE 11' 4" x 19' 5" (3.45m x 5.91m)

Aspect to the front, two radiators, door to understairs cupboard, coving to ceiling, up-lighters, new carpet.

## DINING ROOM 11' 4" x 7' 10" (3.45m x 2.39m)

Aspect to the rear, wood effect laminate flooring, coving to ceiling, radiator, double glazed sliding doors to:

## LEAN-TO/CONSERVATORY 10' 0" x 8' 2" (3.05m x 2.49m)

Single glazed, door to side.

## KITCHEN 7' 10" x 13' 3" (2.39m x 4.04m)

Fitted with a range of storage units at base and eye level, one and a half bowl single drainer sink unit with mixer tap, radiator, composite door to the side.

## LANDING

Stairs rise to the first floor.

## BEDROOM ONE 10' 0" x 11' 10" (3.05m x 3.60m)

Aspect to the front, radiator, built in wardrobe, door to further storage cupboard, coving to ceiling.

## BEDROOM TWO 10' 0" x 7' 10" (3.05m x 2.39m)

Aspect to the rear, radiator, built in wardrobe, door to airing cupboard housing lagged hot water cylinder.

## BEDROOM THREE 9' 2" x 7' 10" (2.79m x 2.39m)

Aspect to the rear, radiator, coving to ceiling.

## BEDROOM FOUR 9' 1" x 7' 1" (2.77m x 2.16m)

Aspect to the front, radiator, coving to ceiling, built in wardrobe.

## BATHROOM

Panelled bath with central mixer tap, independent shower unit, pedestal wash hand basin with mixer tap, low level wc, heated towel rail, coving to ceiling.

## OUTSIDE

### GARAGE

Driveway parking leading to garage with metal up and over door, power and lighting.

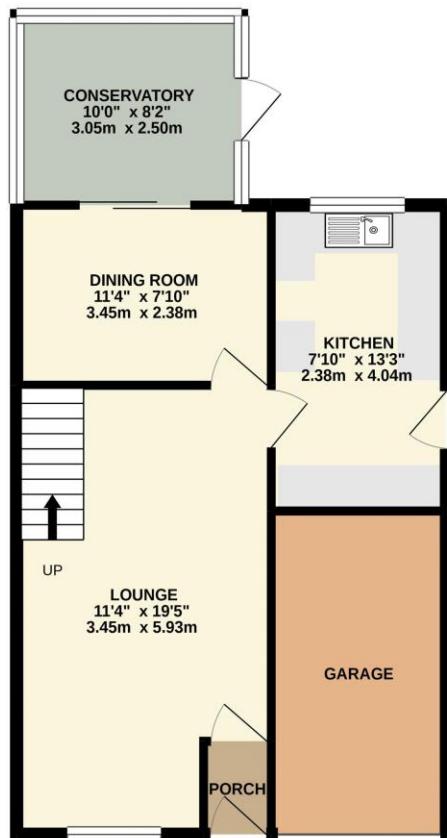
### FRONT GARDEN

Laid to lawn, hedging.

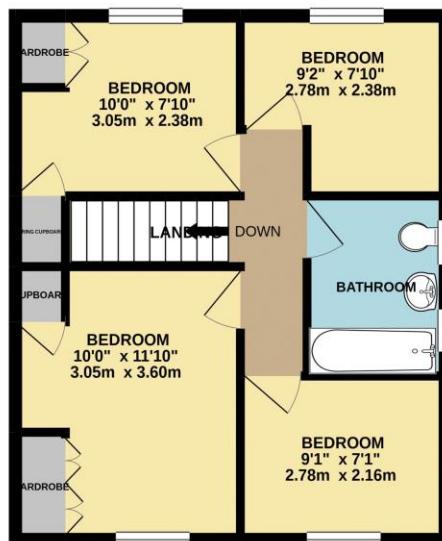
### REAR GARDEN

Side access to the rear garden, outside tap, lawns, shrubs, timber shed, further side storage.

GROUND FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92+)	A	85
(81-91)	B	67
(69-80)	C	
(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
WWW.EPC4U.COM		

TOTAL FLOOR AREA : 1037 sq.ft. (96.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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