

£325,000

A three bedroom end of terrace family home in a cul-de-sac position on the popular Lavender Grange development.. The home has been recently redecorated internally and externally. Downstairs cloakroom. Double glazing, gas central heating to radiators. the rear garden is private and well stocked with shrubs and plants. The home is ideally placed for local schools and shops. Aylesbury town centre is less than a mile away with excellent shopping, restaurants, theatre, cinema complex and leisure facilities. The mainline station connects to London Marvlebone in 55 minutes.

Property Description

ENTRANCE

Composite front door opens to:

ENTRANCE HALL

Doors to all rooms.

CLOAKROOM

Low level wc, wash hand basin, radiator.

LOUNGE/DINER 15' 3" x 15' 6" (4.64m x 4.72m)

Aspect to the rear, door to understairs cupboard, two radiators, coving to ceiling, double glazed sliding patio door to the rear.

KITCHEN 8' 0" x 9' 1" (2.44m x 2.77m)

Range of storage units at base and eye level, one and a half bowl single drainer sink unit, plumbing for washing machine, wall mounted gas boiler serving central heating and hot water, radiator, fitted oven, four ring gas hob and extractor.

LANDING

Stairs rise to the landing, coving to ceiling, access to loft space, door to airing cupboard housing lagged hot water cylinder.

BEDROOM ONE 8' 10" x 12' 0" (2.69m x 3.65m)

Aspect to the rear, radiator, two built in wardrobes.

BEDROOM TWO 8' 3" x 10' 2" (2.51m x 3.10m)

Aspect to the front, radiator, coving to ceiling.

BEDROOM THREE 6' 2" x 9' 3" (1.88m x 2.82m)

Aspect to the rear, radiator, coving to ceiling.

BATHROOM

Panelled bath with shower unit and shower screen, low level wc, pedestal wash hand basin, radiator.

OUTSIDE

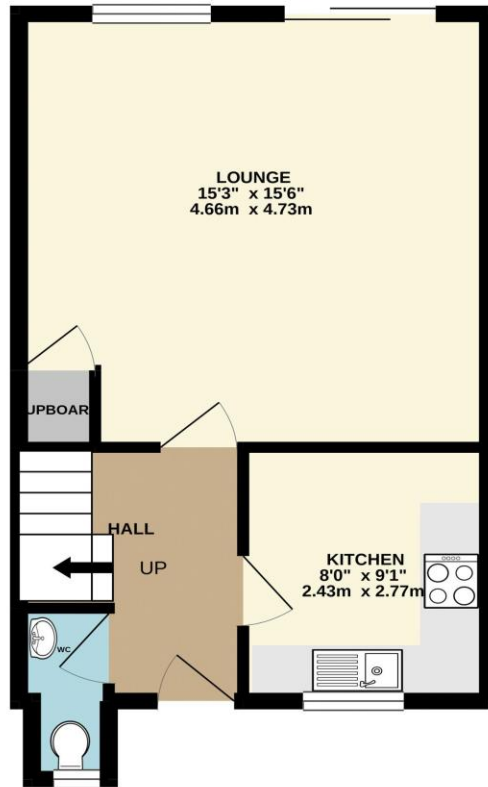
PARKING

Directly to the front of the property.

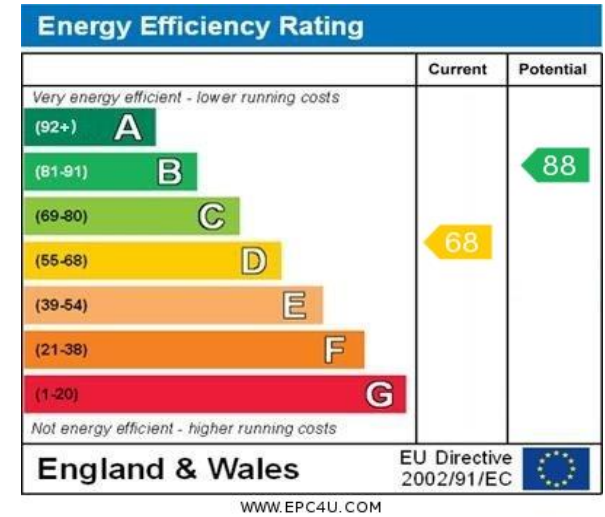
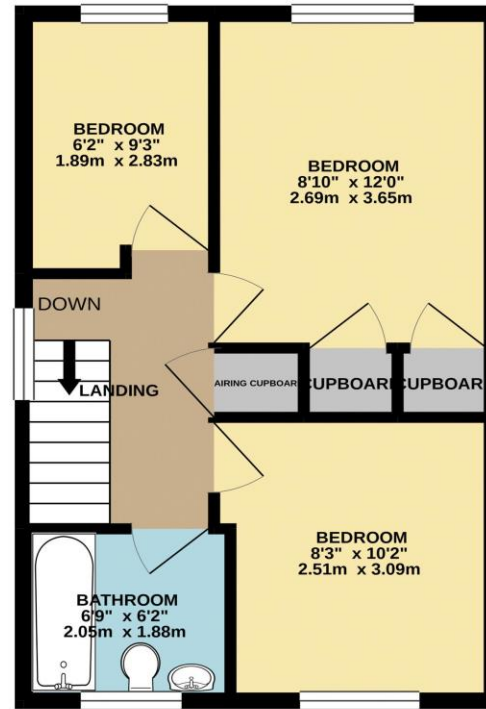
REAR GARDEN

Patio area, lawns, various shrubs and plants.

GROUND FLOOR
383 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.4 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 illustrative 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.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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