

**Patrick Way, Aylesbury, Buckinghamshire, HP21 9XH**



- \* DRIVEWAY PARKING \* GARAGE CONVERSION**
- \* THREE GOOD SIZED BEDROOMS \* GAS CENTRAL HEATING**
- \* OPEN PLAN LOUNGE/DINER/KITCHEN \* DOUBLE GLAZING**
- \* MODERN KITCHEN \* MODERN BATHROOM**
- \* NO THROUGH ROAD LOCATION**

**A three bedroom semi detached home situated on the popular Stoke Grange development within William Harding and Aylesbury Grammar School catchment. The property is within easy walking distance of local amenities.**

**£340,000 Freehold**

## **ACCOMMODATION**

### **ENTRANCE HALL**

Front door opens to entrance hall, door to lounge.

### **LOUNGE/DINER**

*24' 1" x 10' 9" (7.34m x 3.27m)*

UPVC double glazed window to the front, UPVC double glazed sliding door to the rear garden, wood effect laminate flooring, door to play room, stairs rise to the first floor, open to the kitchen.

### **PLAY ROOM**

*16' 3" x 7' 1" (4.95m x 2.16m)*

UPVC double glazed window to the front, radiator, wood effect laminate flooring, all mounted boiler.

### **KITCHEN**

*10' 9" x 8' 7" (3.27m x 2.61m)*

Range of storage units at base and eye level, rolled edge work surface areas, stainless steel single drainer sink unit with mixer tap, built in fridge/freezer, built in oven and gas hob, built in slimline dishwasher, plumbing for washing machine, UPVC double glazed window to the rear, understairs storage, UPVC double glazed door to the side.

### **LANDING**

Doors to all rooms, frosted UPVC double glazed window to the side, airing cupboard housing hot water cylinder, access to loft space.

### **BEDROOM ONE**

*13' 8" x 10' 0" (4.16m x 3.05m)*

UPVC double glazed window to the front, radiator.

### **BEDROOM TWO**

*10' 2" x 10' 0" (3.10m x 3.05m)*

UPVC double glazed window to the rear, radiator.

### **BEDROOM THREE**

*8' 9" x 8' 5" (2.66m x 2.56m)*

UPVC double glazed window to the front, radiator.

### **BATHROOM**

Panelled bath with shower over, low level wc, wash hand basin, heated towel rail, tiled flooring, part tiled walls, frosted UPVC double glazed window to the rear.

## **OUTSIDE**

### **PARKING**

Driveway providing off road parking for several vehicles.

### **REAR GARDEN**

Enclosed by timber fencing, decking area, laid to lawn, outside tap, shed, gated side access.

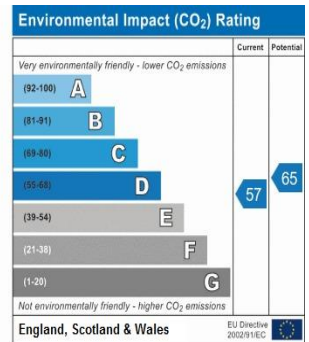
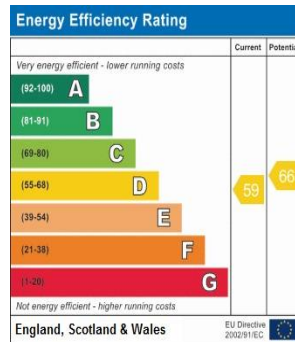


GROUND FLOOR  
APPROX. FLOOR  
AREA 482 SQ.FT.  
(44.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 438 SQ.FT.  
(40.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 920 SQ.FT. (85.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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