



DORMER CLOSE, THE WILLOWS, AYLESBURY

OFFERS IN EXCESS OF £269,500

FREEHOLD

This two bedroom terraced house is situated in a popular location with excellent road links and close proximity to schools. It features a spacious lounge/diner, a kitchen, two comfortable bedrooms and a family bathroom. The property also benefits from a low maintenance garden, driveway and an additional off road parking space.



DORMER CLOSE

- TWO BEDROOM TERRACED HOUSE • THE WILLOWS • BRIGHT LOUNGE/DINER • DRIVEWAY PLUS ADDITIONAL PARKING SPACE • EXCELLENT ROAD LINKS • LOW MAINTENANCE REAR GARDEN • CLOSE TO LOCAL SCHOOLS • FAMILY BATHROOM



LOCATION

The Willows is a small development constructed in the late 1980`s situated to the south west of Aylesbury. The location offers good access on foot or by bike towards Aylesbury college, Stoke Mandeville Hospital, Aylesbury Train Station and the town centre. There is good access by road to the town centre and going in the other direction towards Thame and Oxford. There are amenities within close walking distance including a small shopping parade, doctor`s surgery and Infant/Junior School.

ACCOMMODATION

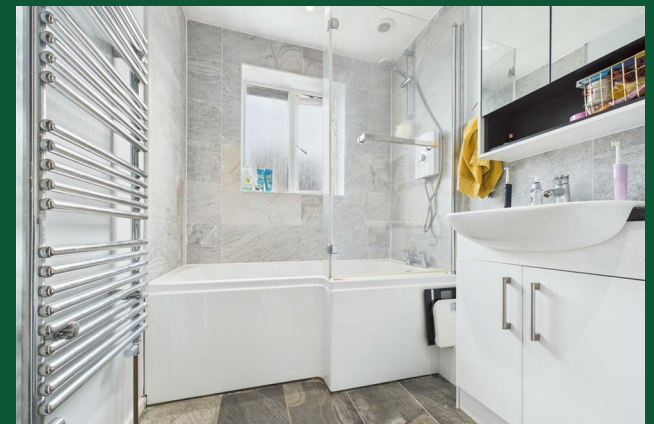
Upon entering, you are welcomed by an entrance hall with stairs leading to the first floor. To the front of the property, the fitted kitchen offers an inset gas hob with oven and cooker hood, along with designated spaces for both a fridge and washing machine.

The heart of the home is the bright and spacious lounge/diner, benefiting from a useful under stairs storage cupboard and double doors opening directly onto the rear garden.

Upstairs, the first floor landing provides loft access and an airing cupboard. There are two bedrooms, with the main bedroom featuring a built-in wardrobe. The family bathroom is fitted with a bathtub and shower over, a heated towel rail, WC and sink with built-in storage.

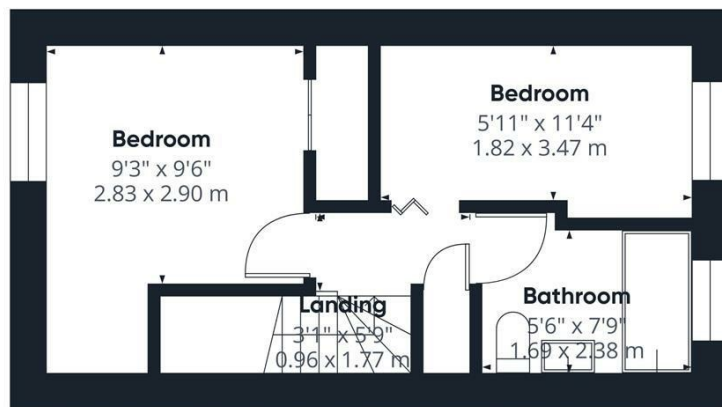
Externally, the property enjoys a low maintenance rear garden with a decking area, artificial lawn, and built-in planters, creating an attractive and practical outdoor space. To the front, there is a driveway, along with an additional allocated parking space.

DORMER CLOSE





Ground Floor



Floor 1

Approximate total area⁽¹⁾
542 ft²
50.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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