



2 Miles End

| Aylesbury | Buckinghamshire | HP21 8PR



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Williams Properties are delighted to welcome to the market this spacious five bedroom detached house on The Willows, Aylesbury. The property is in good order throughout and consists of a kitchen, living room, dining room, study, downstairs WC, five bedrooms, bathroom and shower room. Outside there is a rear garden and driveway parking to the front for three vehicles. Viewing is highly recommended on this fantastic property, ideal for a family home.

Guide price £500,000

## The Willows

The Willows 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 & Junior Schools - Bearbrook & Secondary Schools - Mandeville & Aylesbury Grammar Schools.

## Council Tax

Band E

## Local Authority

Buckinghamshire Council

## Services

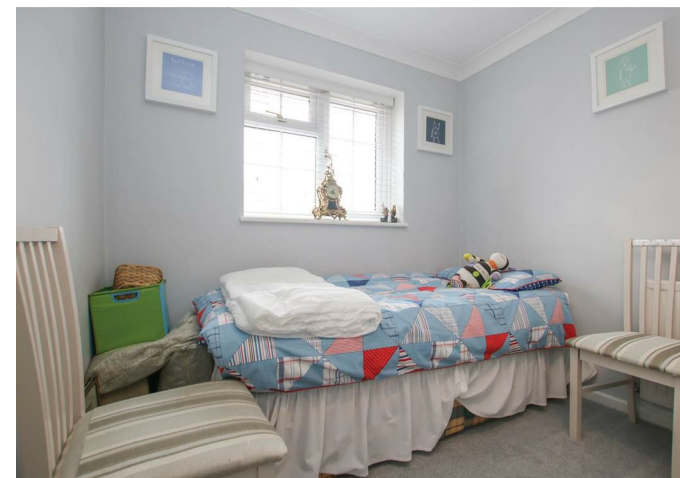
All main services available.

## Entrance

Enter via the front door into the entrance hall. There are doors leading into living room and dining room. Stairs rise up to the first floor landing.

## Living Room

Living room consists of carpet laid to the floor, bay window to the front aspect and a door leading into the study. There is space for a three piece suite and other living room furniture.





- Five Bedrooms
- Three Reception Rooms
- Bathroom And Shower Room
- Enclosed Rear Garden
- Detached
- Study
- Driveway Parking
- Viewing Highly Recommended

#### Study

Study consists of carpet laid to the floor, window to the rear aspect and a door leading into the kitchen. There is space for a range of different furniture.

#### Kitchen

Kitchen consists of tiles laid to the floor and a range of wall and base mounted units, with wooden worktops. Inset oven, with further double oven, induction hob and overhead extractor fan. Stainless steel sink, draining board and mixer tap. There is an integrated dishwasher and space and plumbing for a washing machine and American style fridge/freezer. Window to the rear aspect and doors leading out into the rear garden, understairs storage and inner hallway.

#### Dining Room

Dining room consists of carpet laid to the floor, window to the front aspect and a door leading into the inner hallway. There is space for a dining set and other dining room furniture.

#### Downstairs WC

Downstairs WC consists of tiles laid to the floor and to splash sensitive areas. There is a hand wash basin and low level WC. Window to the side aspect.

#### First Floor

Carpeted stairs rise up to the first floor landing. There are doors leading into all five bedrooms, bathroom, shower room and storage cupboard.

#### Bedroom One

Bedroom one consists of carpet laid to the floor, built in wardrobe and windows to the front aspect. There is space for a double bed and other bedroom furniture.



A spacious property situated within close proximity to a range of junior and secondary schools, shops and amenities. The mainline train station with regular services into London Marylebone is easily accessible on foot or by bus/car. There are excellent road transport links with easy access to the A41.



**Bedroom Two**

Bedroom two consists of carpet laid to the floor and a window to the rear aspect. There is space for a double bed and other bedroom furniture.

**Bedroom Three**

Bedroom three consists of carpet laid to the floor and a window to the rear aspect. There is space for a double bed and other bedroom furniture.

**Bedroom Four**

Bedroom four consists of carpet laid to the floor and a window to the rear aspect. There is space for a bed and other bedroom furniture.

**Bedroom Five**

Bedroom five consists of carpet laid to the floor and a window to the front aspect. There is space for a bed and other bedroom furniture.

**Bathroom**

Bathroom suite consists of tiles laid to the floor and to the surround. There is a bathtub, hand wash basin and low level WC. Window to the side aspect.

**Shower Room**

Shower room consists of tiles laid to the floor and to the surround. There is a shower cubicle, hand wash basin and low level WC.

**Rear Garden**

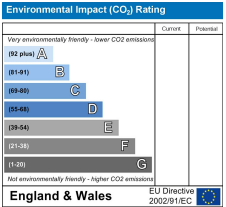
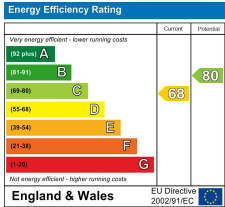
Enclosed rear garden with patio leading out from the kitchen, with grass laid to the remainder. There is a wooden shed to the rear of the garden and a wooden gate for side access.

**Parking**

There is a driveway to the front of the property for three vehicles.

**Buyer 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.

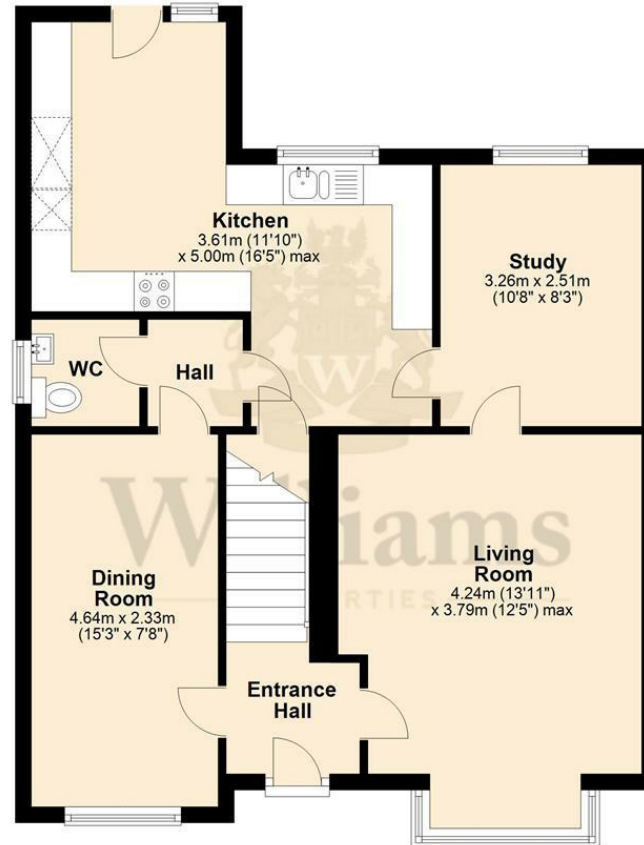






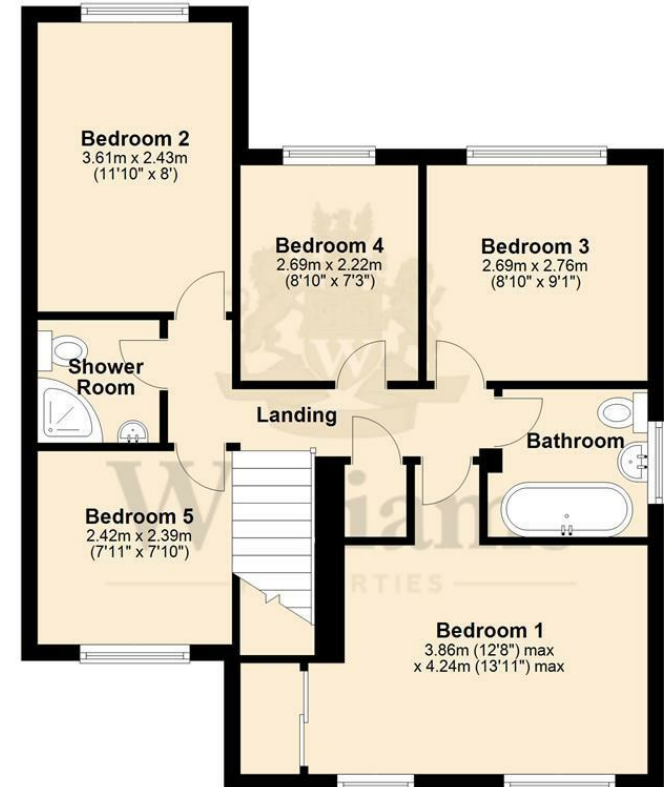
## Ground Floor

Approx. 63.7 sq. metres (685.8 sq. feet)



## First Floor

Approx. 57.9 sq. metres (623.6 sq. feet)



Total area: approx. 121.6 sq. metres (1309.4 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
Plan produced using PlanUp.