



Douglas Road

| Aylesbury | Buckinghamshire | HP20 1ES



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Set on a corner plot and boasting a double storey extension to the rear creating a generous L shape kitchen/diner on the ground floor and three double bedrooms on the first floor. Other accommodation includes a downstairs WC, lounge, office and family bathroom. The property is located in a convenient position within easy reach of amenities in the town centre which include shops, entertainment, eateries and leisure, as well as rail links to London Marylebone.

Offers in excess of £435,000

- Detached Family Home
- Three Double Bedrooms
- Garage & Driveway
- Corner Plot
- L Shape Kitchen/Diner
- Downstairs WC
- Close To Town
- Extended Property

Location

A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 travelling North & M25 motorway network travelling South. Douglas Road is also an ideal location for travelling towards Milton Keynes.

Local Authority

Buckinghamshire Council

Council Tax

Band D

Services

All main services available

Entrance Porch

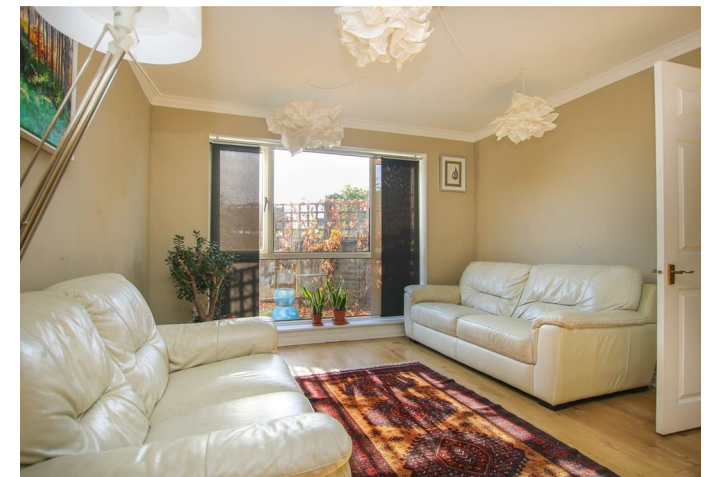
Double glazed door and windows to front, door to the hallway.

Hallway

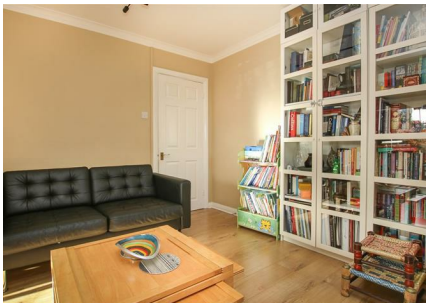
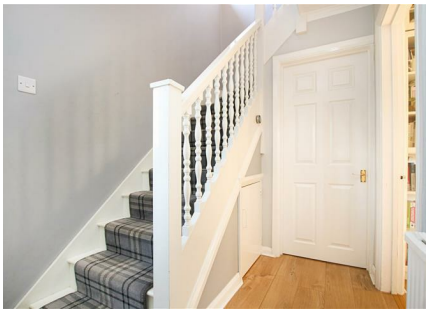
Stairs to first floor, with cupboard under and door to the lounge, downstairs WC and office. Wood effect flooring and radiator.

Downstairs Cloakroom

WC, wash basin and window to side aspect.



The property has a double storey extension to the rear creating a generous L shape kitchen/diner on the ground floor and three double size bedrooms on the first floor. The location is excellent to the town centre, main roads out of the town and recreational areas for walking or exercise.



Lounge

Window to the side, wood effect flooring and open plan to the kitchen and dining area.

Kitchen/Diner

An L shape room which has a refitted kitchen comprising of base and wall mounted units with worktops and inset sink with mixer tap and gas hob. Other integrated appliances include an extractor hood over the hob, double oven, Dishwasher and space for a fridge freezer and washing machine. Tiling to splash sensitive areas, underfloor heating with Herringbone flooring laid and open plan to the dining room. The dining area extends to the lounge and offers ample space for table and chairs and also a sofa and recess for other furnishings. French doors, window and Skylight window allow lots of natural light flood into the room.

Office

Window to the front, radiator and door to the kitchen/diner and a lean-to.

Lean-to

Front and rear doors.

Landing

Doors to all first floor rooms, storage cupboard and window to the front.

Bedroom One

Double size room with radiator, window to the side and rear. The room offers ample space for a double bed and other furnishings.

Bedroom Two

Double size room with space for a double bed and other furniture. Window to rear and a radiator.

Bedroom Three

Double room with windows to front and side. Radiator and wood effect flooring.

Bathroom

Refitted bathroom with panelled bath with mixer tap and shower attachment, folding glass shower screen. Wash basin, WC, tiling to splash sensitive areas, window to side and radiator.

Front Garden

Established planters and bushes extend to the side of the plot and enclose the garden and driveway. An area of lawn and pathway to the property.

Rear Garden

Extending to the rear and side of the property mainly laid to lawn and landscaped with trees bushes and plants. Courtesy door to the garage and gated access to the front.

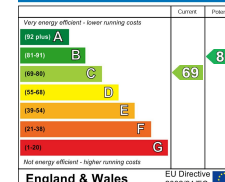
Driveway & Garage

Located to the rear of the property, the garage has an up and over door, courtesy door to the rear garden. The driveway extends to the side and offers space for a number of vehicles.

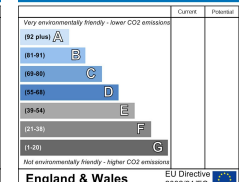
Buyer Notes

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.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC

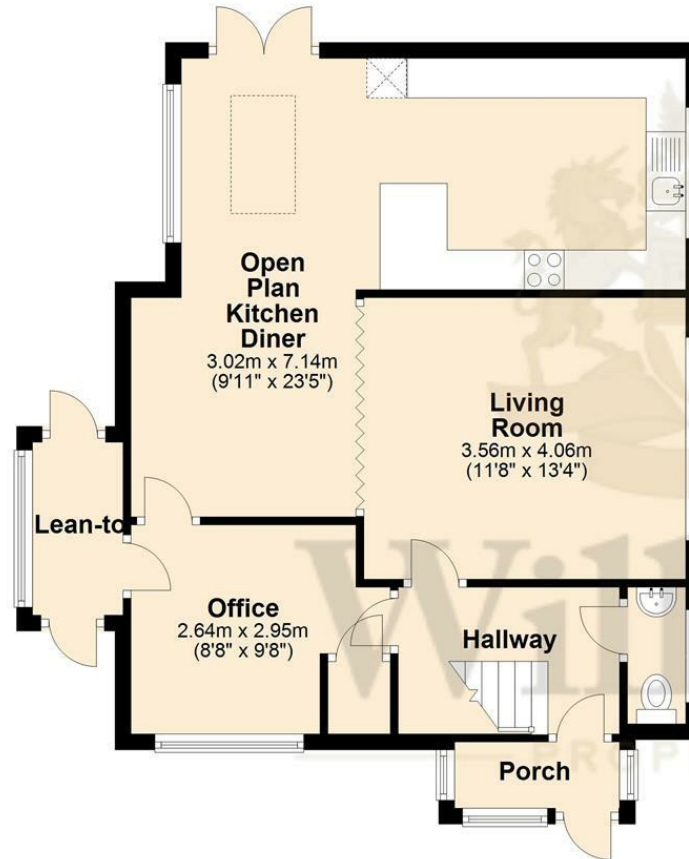
England & Wales

EU Directive 2002/91/EC



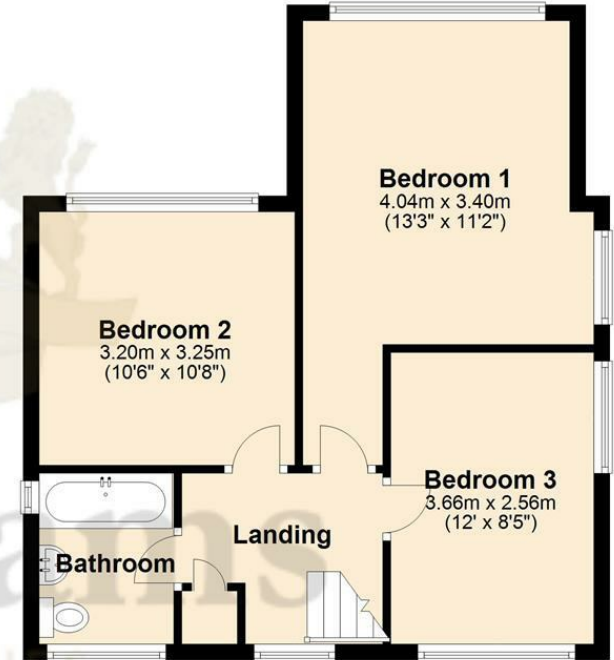
Ground Floor

Approx. 63.3 sq. metres (681.0 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.3 sq. feet)



Total area: approx. 109.9 sq. metres (1183.3 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.



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.