



Lee Road

Southcourt | Aylesbury | Buckinghamshire | HP21 8JB



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Williams Properties are delighted to welcome to the market this immaculate five bedroom house located on the Southside of Aylesbury. The property has been fully refurbished throughout and has been decorated to a high standard. Accommodation comprises an entrance hall, living room, kitchen/diner, downstairs shower room and bedroom to the ground floor, four further bedrooms and family bathroom to the first floor. Outside there is a landscaped rear garden and driveway to the front. Viewing is highly advised.

Offers in excess of £450,000

- Southside Of Aylesbury
- Fully Refurbished Throughout
- Off Road Parking
- Two Bathrooms
- Five Bedroom House
- Landscaped Rear Garden
- No Onward Chain
- High Spec Decoration

Southcourt

An established area with some parts dating back to the 1930's. The area offers local shopping facilities throughout the estate and a number of takeaway restaurants, schools and regular bus services reaching in and around the town. The new pedestrian bridge by the Aylesbury Railway Station links the heart of the town centre and Southcourt making the town centre and all amenities very accessible by foot of cycle. Infant and Junior School - Ashmead & Secondary School - Mandeville and Aylesbury Grammar Schools.

Council Tax

Band B

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with doors to the living room, kitchen/diner, downstairs shower room, downstairs bedroom and stairs rising to the first floor.



The property is located on a quiet road on an established Southside neighbourhood, and as such is conveniently situated within walking distance to amenities including a shop offering pitstop groceries.



Living Room

Living room consists of a window to the front aspect, tiled flooring, chandelier and spotlights to ceiling, radiator, feature wall with built in unit, space for a sofa suite and other furniture, double doors lead into the kitchen/diner.

Kitchen / Diner

Kitchen/diner comprises a range of wall and base mounted units with worktops, inset sink bowl unit, integrated gas hob, oven and grill, fridge/freezer, washing machine and dishwasher. Tiled flooring, spotlights to ceiling, radiator, bi folding doors to the garden and space for a dining table set.

Downstairs Bedroom

Bedroom consists of a window, wood effect flooring, light pendant and spotlights to ceiling, radiator and space for a double bed.

Downstairs Shower Room

Fully tiled shower room with a pedestal hand wash basin, low level wc, walk in shower and a frosted window.

First Floor

Doors to four bedrooms and family bathroom.

Bedroom

Bedroom consists of a window, custom built wardrobes, wood effect flooring, radiator, spotlights to ceiling and space for a double bed.

Bedroom

Bedroom consists of windows, custom built wardrobes, wood effect flooring, spotlights to ceiling, radiator and space for a double bed.

Bedroom

Bedroom consists of a window, wall to wall wardrobes, wood effect flooring, radiator, spotlights to ceiling and space for a single bed.

Bedroom

Bedroom consists of a window, wood effect flooring, spotlights to ceiling, radiator and space for a single bed.

Family Bathroom

Bathroom is fully tiled and comprises a low level wc, panelled bathtub with shower, hand wash basin unit, spotlights to ceiling and frosted window.

Rear Garden

Landscaped rear garden with a block paved patio and pathway leading to the rear, grass laid to the remainder with well established trees, gated access to the front.

Parking

Block paved driveway with space for a number of vehicles.

Buyer Notes

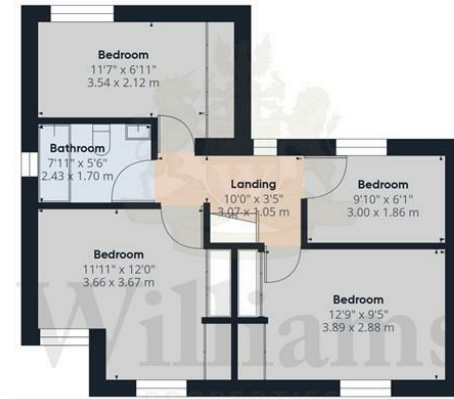
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1



Approximate total area⁽¹⁾

1217.28 ft²

113.09 m²

Reduced headroom

14.47 ft²

1.34 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.