



Yale

32

Haydon Road

| Aylesbury | Buckinghamshire | HP19 9NN



Williams
PROPERTIES

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Williams Properties are pleased to welcome to the market this three bedroom semi-detached house in Aylesbury Town Centre, close to all shopping and leisure facilities. The property consists of a living room, kitchen/diner, three bedrooms and bathroom. Outside there is an enclosed rear garden, lean-to and parking for one vehicle.

£325,000

- Three Bedroom House
- Kitchen / Diner
- Parking for One Vehicle
- Enclosed Rear Garden
- Semi-Detached
- Close to Amenities
- Large Lean-To
- Viewing Highly Recommended

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 & M25 motorway network.

Council Tax

Band C

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance

Enter through the front door into the entrance hall with doors to the living room and kitchen/diner. Stairs rise to the first floor. Under stairs cupboard.



The property is situated on a residential road close to all shops, leisure and dining facilities of Aylesbury Town Centre. There are good transport links with easy access to the A413 and the mainline train station with regular services directly into London Marylebone can be reached on foot in around 10 minutes.



Living Room

Living room consists of a bay window to the front aspect, wood effect flooring, light fitting to ceiling and space for a sofa and other furniture.

Kitchen / Diner

Kitchen/diner consists of a range of wall and base mounted units with roll on worktops, inset double oven, induction hob and overhead extractor fan. Inset stainless steel sink unit, draining board and mixer tap. Space and plumbing for a washing machine and dishwasher, with space for a fridge/freezer. Bi-folding doors leading out to the rear garden. Storage cupboard. Space for a dining set.

First Floor

Doors to all bedrooms and bathroom. There is a loft hatch leading to a boarded loft with power and light.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

Bedroom

Bedroom consists of carpet laid to the floor, window to the rear aspect, light fitting to ceiling, radiator and space for a double bed and other furniture.

Bedroom

Bedroom consists of carpet laid to floor, built in wardrobe, window to the front aspect, light fitting to ceiling and radiator. Space for a bed and other furniture.

Bathroom

Bathroom is fully tiled and consists of a panelled bathtub with overhead shower, pedestal hand wash basin, low level WC and a heated towel rail.

Rear Garden

Enclosed rear garden with decking leading from the kitchen/diner, grass laid to the remainder, built in planters and garden shed. Door to the lean-to and gated access to the rear.

Lean-To

Large lean-to with power and light to the side of the property. There is a combi boiler and storage units.

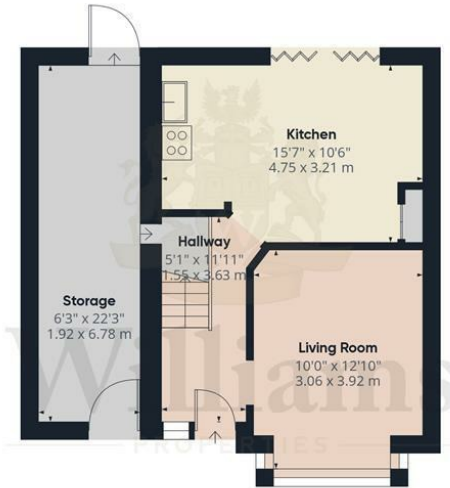
Parking

Off road parking to the rear of the property for one vehicle, with additional parking in a nearby lay-by.

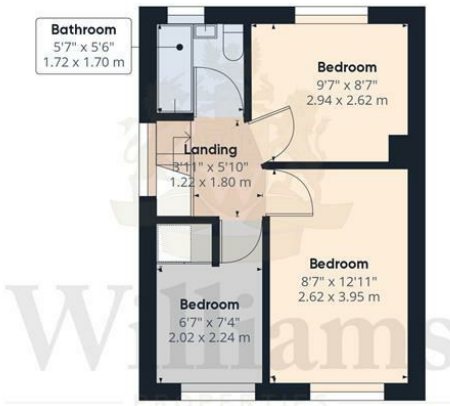
Buyer Notes

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 | Environmental Impact (CO ₂) Rating | |
|---|--|-------------------------|-----------|---|--|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | | 85 | (92 plus) A | |
| (81-91) B | | | | (81-91) B | |
| (69-80) C | | | 70 | (69-80) C | |
| (55-68) D | | | | (55-68) D | |
| (39-54) E | | | | (39-54) E | |
| (21-38) F | | | | (21-38) F | |
| (1-20) G | | | | (1-20) G | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | |
| | | | | EU Directive 2002/91/EC | |



Floor 0



Floor 1



Approximate total area⁽¹⁾
805.03 ft²
74.79 m²

(1) Excluding balconies and terraces.

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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Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties
Web: www.williams.properties
Tel: 01296 435600

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.