



Williams
PROPERTIES
For Sale
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www.williams-properties.com

1a Ailward Road

Quarrendon | Aylesbury | Buckinghamshire | HP19 9TX



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A charming new build property located on Ailward Road in Quarrendon, Aylesbury. This end terrace house boasts a modern design with a cosy feel, perfect for those looking for a comfortable and stylish home. Accommodation offers under floor heating throughout down stairs with a fitted kitchen, lounge, downstairs cloakroom, two double bedrooms and bathroom. Outside there is an enclosed rear garden and off road parking.

Price guide £299,950

Quarrendon

Quarrendon can be found located on the North side of the town centre just off the A41 and close to the new Aylesbury Parkway railway station linking with London Marylebone. The area has a wealth of facilities locally including a Tesco Express, Doctors surgery and a large sports ground and community centre. Primary – Thomas Hickman & Secondary – Aylesbury Vale Academy Aylesbury Grammar Schools

Council Tax

Band TBC

Local Authority

Buckinghamshire Council

Services

All main services available solar panels to the roof.

Entrance Hall

Enter through the front door into the hall with doors to the kitchen, downstairs cloakroom, lounge and cupboard. Stairs rise to the first floor.





- Brand New Property
- Solar Panels
- Enclosed Rear Garden
- Underfloor Heating Throughout
- Two Double Bedroom House
- Off Road Parking
- Downstairs Cloakroom
- Viewing Highly Recommended

Kitchen

Dual aspect kitchen with a range of wall and base mounted units, worktops, inset sink bowl unit, inset electric hob, oven, splashback and extractor, space for fridge/freezer and washing machine.

Downstairs Cloakroom

Comprises of a hand wash basin, wc and frosted window.

Lounge

Lounge consists of a window to the side aspect, light fitting to ceiling, French doors leading out to the garden and space for a sofa set and other furniture.

First Floor

Doors to both bedrooms and bathroom.

Bedroom

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



The property is located on a popular residential road and as such is within walking distance to a range of shops and amenities. Further retail and leisure facilities can be found in Aylesbury Town Centre which is easily accessible on foot or by bus.



Bedroom

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

Bathroom

Bathroom comprises a wc, hand wash basin unit, heated towel rail, panelled bathtub with shower and screen, frosted window.

Rear Garden

Fully enclosed garden with a paved patio leading to an area of lawn laid. Gated access to the parking.

Parking

Off road parking for one vehicle to the side of the property.

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.

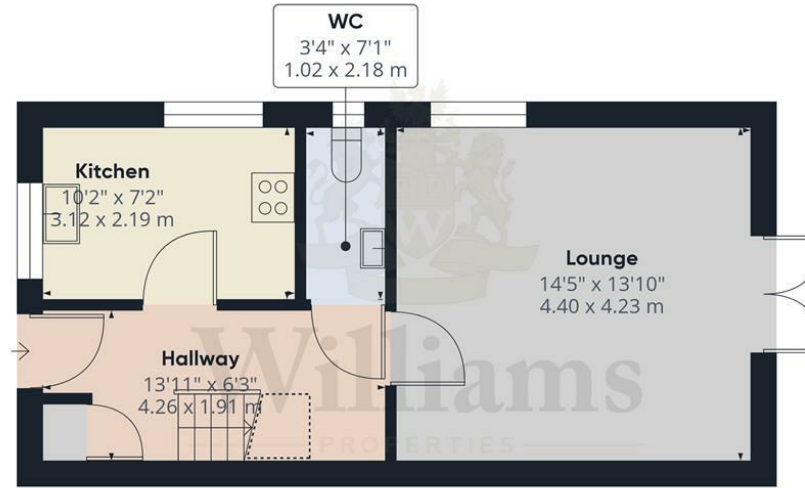


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		95	95
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

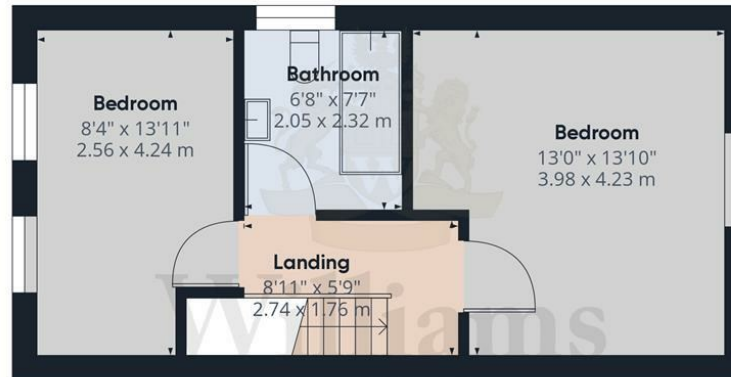
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Floor 0



Floor 1



Approximate total area⁽¹⁾
763.05 ft²
70.89 m²

Reduced headroom
10.33 ft²
0.96 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.

GIRAFFE 360



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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.