



22 Spruce Road

| Aylesbury | | HP19 7AF



Williams
PROPERTIES

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Williams Properties would like to welcome to the market this three bedroom end of terrace house set on a quiet road in the popular development of Fairford Leys, Aylesbury. The property comprises an entrance hall, lounge/diner, kitchen, downstairs w/c, three bedrooms, en suite to the master, family bathroom and ethernet cabling to all rooms within the home. Outside there is a mature wildlife garden and a garage and driveway for two vehicle's. Viewing is highly recommended.

Offers in excess of £370,000

- Three Bedrooms
- End Of Terrace House
- Lounge / Diner
- Mature Rear Garden
- Garage and driveway
- Solar Panels And Batteries (paid in full)
- En Suite & Family Bathroom
- Close To Amenities

Fairford Leys

Fairford Leys is a sought after modern development having been designed and built around the commercial and community centre. The facilities are comprehensive and comprise of eateries, convenience store, off license, hairdressers, vets, doctors, dentist, pharmacy and gymnasium. There is a regular bus route linking with the town centre and rail links are either at the new Aylesbury Parkway or the Aylesbury town station linking with London Marylebone. Primary School – St Mary's & Secondary School – Mandeville and Aylesbury Grammar Schools

Council Tax

Band D

Local Authority

Buckinghamshire Council / Fairford leys parish council

Services

All main services available

Entrance

Enter through the front door into the entrance hall with doors to the kitchen, w/c, lounge/diner and stairs rising to the first floor.

WC

WC comprises a hand wash basin, low level wc, radiator and a frosted window.



Fairford Leys development offers a wealth of amenities to residents including shops, eateries, gym with swimming pool, vets, pharmacy, a regular bus route and recreational areas.



Kitchen

Kitchen consists of a range of wall and base mounted units with roll top work surfaces, inset stainless steel sink bowl unit with mixer tap, inset gas hob, oven, splashback and extractor fan, integrated dishwasher, washing machine and space for an American fridge freezer, wall mounted radiator and a window to the front aspect.

Lounge/diner

Lounge/diner consists of wood effect flooring, two single light pendant to ceiling, wall mounted radiators, storage cupboard, window to the rear aspect and French doors opening out to the garden. There is space for a sofa set, dining table and chairs and other living room furniture.

First Floor

Stairs Rising to the first floor landing with carpet laid to the floor features a window to the side aspect and doors to all bedrooms, bathroom and airing cupboard. Access to the loft.

Bedroom

Bedroom consists of a window to the front aspect, built in wardrobes, carpet laid to floor, wall mounted radiator and light fitting to ceiling. Space for a king size bed and other bedroom furniture.

En Suite

En suite comprises a low level w/c, pedestal hand wash basin, enclosed shower cubicle and wall mounted radiator.

Bedroom

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

Bedroom

Bedroom consists of a window to the rear aspect, carpet laid to floor, radiator and light fitting to ceiling. Space for a single bed and other bedroom furniture. This room is currently being used as an office.

Family Bathroom

Bathroom comprises a low level wc, pedestal hand wash basin, panelled bathtub with shower attachment, tiling to splash sensitive areas, wall mounted radiator and a frosted window to the front aspect.

Garden

Low maintenance wildlife garden with a paved patio area with a wooden pergola seating area, beautiful pond with a waterfall water feature, lawn laid to remainder with built in raised tiled planters, outside light, storage shed down the side of the property, a rear door leading into the garage and gated access to the front driveway.

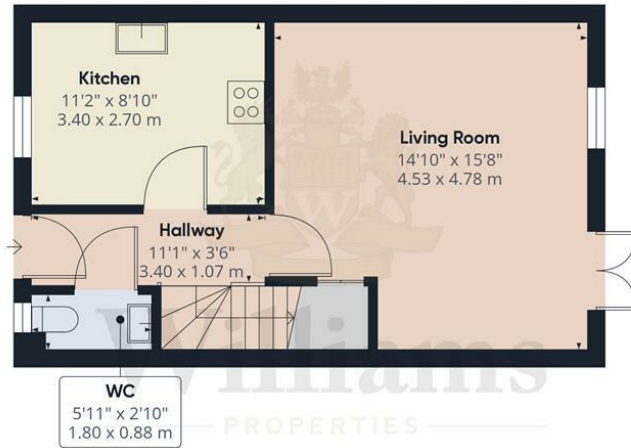
Garage & Parking

Single garage with up and over door with light and power and has wall mounted storage units, driveway for two cars to the front of the garage. There are solar panels fitted to the roof of the garage and the property paid off in full and supplies the current owners with a yearly return.

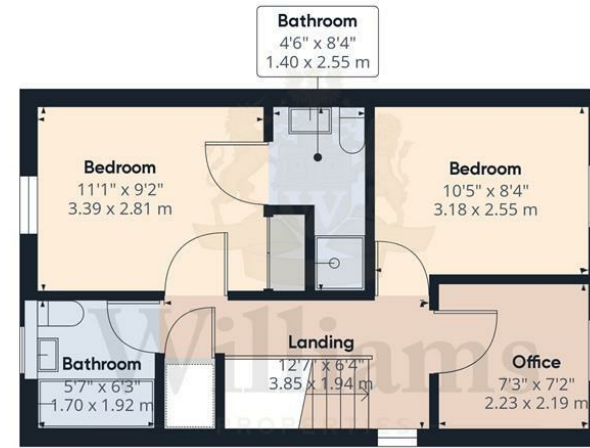
Buyer Notes

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		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-B1)			
(69-80) C				(B2-B2)			
(55-68) D				(C1-C1)			
(39-54) E				(C2-C2)			
(21-38) F				(D1-D1)			
(1-20) G				(D2-D2)			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
946.68 ft²
87.95 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.

GIRAFFE 360



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.