



4 Brooks Mews

| Aylesbury | Buckinghamshire | HP19 8FU



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Williams Properties are pleased to welcome to the market this *ex show room* two bedroom mid-terrace house in close proximity to Aylesbury Town Centre. The property is in good order throughout and consists of a kitchen, lounge/diner, downstairs shower room, two double bedrooms and a bathroom suite. Outside there is a garden, allocated parking for one vehicle. Viewing is highly recommended on this fantastic property, ideal for a first time buyer or a buy to let investor.

Offers in excess of £325,000

- *No Chain*
- Two Double Bedrooms
- Downstairs WC
- Close To Shops, Eateries & Leisure
- *Ex Show Home*
- Allocated Parking
- Solar Panels
- Rail Links To London Marylebone

Town Centre

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 B

Local Authority

Buckinghamshire Council

Services

All main services available.

Entrance

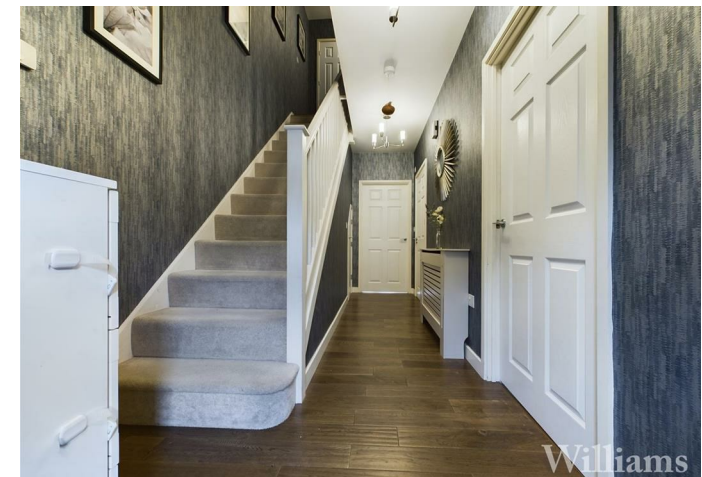
Enter via the front door into the entrance hall. There is solid wooden flooring laid to the floor, single light pendant to the ceiling, doors leading into the kitchen, lounge/diner, downstairs shower room and under stairs storage. Stairs rise up to the first floor landing.



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The property is within walking distance to all of the leisure facilities and eateries of Aylesbury Town Centre. Also within walking distance is the Aylesbury train station, which has direct trains into London Marylebone in under one hour.



Kitchen

Kitchen consists of tiles laid to the floor and a range of wall and base mounted units, with roll on worktops. Inset oven, gas hob and overhead extractor fan. Stainless steel sink, draining board and mixer tap. There is an integrated dishwasher, washing machine and fridge/freezer. Window to the front aspect.

Lounge/Diner

Lounge/diner consists of wood effect flooring, two single light fittings to the ceiling, window to the rear aspect and double doors leading out into the rear garden. There is space for a three piece suite, dining set and a range of other furniture.

Downstairs Shower Room

Downstairs shower room consists of tiles laid to the floor and to the surrounded walls. There is a shower cubicle, hand wash basin and low level WC.

First Floor

Carpeted stairs rise up to the first floor landing featuring a single light pendant to the ceiling and solid wooden flooring laid to the floor. There are doors leading into both bedrooms and bathroom.

Bedroom

Bedroom consists of carpet laid to the floor, built in wardrobe and windows to the rear aspect. There is space for a Super king bed and other bedroom furniture.

Bedroom

Bedroom consists of carpet laid to the floor, and a window to the rear aspect. There is space for a king size bed and other bedroom furniture.

Bathroom

Bathroom suite consists of tiles laid to the floor and to splash sensitive areas. There is a panelled bathtub, hand wash basin and low level WC.

Garden

north east facing enclosed rear garden with patio leading out from the lounge/diner, grass laid to the remainder.

Parking

There is an allocated parking space for one vehicle to the front of the property and visitors spaces available.

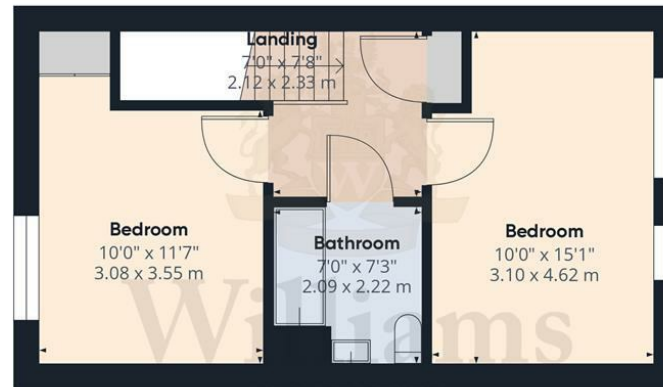
Buyer Notes

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		89	91	(02 plus) A			
(81-91) B				(01-01) B			
(69-80) C				(00-00) C			
(55-68) D				(00-00) D			
(39-54) E				(00-04) E			
(21-38) F				(11-38) F			
(1-20) G				(11-20) 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⁾
793.52 ft²
73.72 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



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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.