



14 Manor Drive

| Aylesbury | Buckinghamshire | HP20 1EW



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Williams Properties are delighted to welcome to the market this spacious three double bedroom semi-detached house in Aylesbury Town Centre, close to all shopping and leisure facilities. The property is in fantastic order throughout and consists of a kitchen/dining room, living room, Sunroom, cloakroom, three double bedrooms, four piece family bathroom and a downstairs cloakroom. Outside, there is an large enclosed rear garden, an outside garden office and garage. We highly recommend an internal viewing on this stunning family home.

Offers in excess of £539,000

Aylesbury Town

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.

Services

All main services available

Council Tax

Band D

Entrance Hallway

The Entrance Hall provides doors to the cloakroom, living room and kitchen/diner. Fitted with engineered wood flooring, a light fitted to ceiling and a frosted window to side aspect. Stairs rising to the first floor.

Cloakroom

The Cloakroom features a hand wash basin, low level WC, a light fitted to the ceiling, overhead storage and a wall mounted radiator.





- 1930's Semi Detached
- Sought After Area
- Large Corner Plot
- Garage with Driveway
- Catchment for Grammar Schools
- Cul-De-Sac Location
- Potential to Extend (STPP)
- Three Bedrooms
- Walking Distance to Town Centre
- Viewing Highly Recommended

Living Room

The Living Room features a large window to the front aspect, a range of wall and ceiling fitted lights and spotlights, wooden flooring, door access storage space, a wall mounted radiator and a fireplace with space for a log burner. Space for living room furniture.

Kitchen/Diner

An extended large family Kitchen/Diner with a pantry and patio doors leading to sunroom and side access door. Inset sink and mixer tap, fitted range style oven with gas hob and extractor fan. Wall mounted and counter level units and with spaces for a dishwasher, washing machine and fridge freezer. Partially tiled walls, a mix of tiled and wooden flooring, spotlights to the ceiling and windows to rear aspect. Space for kitchen furniture

Sunroom

A base brick Sunroom with hard top roof with large windows to rear aspect, wall lighting, patio doors leading to patio and garden. Space for furniture.

First Floor Landing

The Landing is fitted with carpet flooring, a light to the ceiling and a window to side aspect. Doors to bedrooms and family bathroom.



Large corner plot offering ample scope to extend (stpp). The property has been modernised to a good standard throughout with alterations including rewiring, extensively re-plastered throughout, new radiators, brand new double glazed windows, new roof on the sun room and new soffits and fascia's making this property an excellent family home.



Family Bathroom

Four piece suite consisting of panelled bath, separate shower cubicle, hand wash basin above storage units and low level WC. Laminate flooring, a wall mounted radiator, spotlights fitted to the ceiling and dual aspect frosted windows to the side and rear.

Bedroom

Bedroom 3 has space for a double bed and other bedroom furniture. Built-in storage space, a wall mounted radiator, a window to the front aspect, a fitted light to the ceiling and carpeted floor.

Bedroom

The 2nd Bedroom features wooden flooring, a fitted light to the ceiling, a wall mounted radiator and a large window to the rear aspect. Built-in wardrobe and space for a double bed and other bedroom furniture.

Bedroom

The large Master Bedroom features a carpeted floor, a large window to the front aspect, fitted light to the ceiling and space for a super king bed and other bedroom furniture.

Outside - Front

Hardstanding driveway parking for several cars leading to front door and garage.

Garage

A single garage attached to the side of the property with electricity and an up-and-over door.

Garden Office

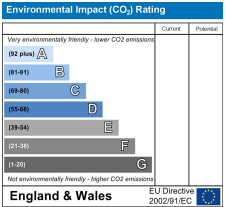
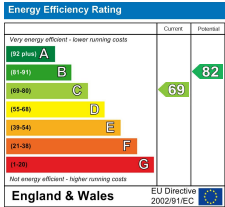
The Garden office comes with fitted lights to ceiling and two windows to rear aspect, wood effect flooring, and a door to the patio and garden and a WC.

Rear Garden

A generous size rear garden has been substantially landscaped over the years to provide an enjoyable space with defined areas making it an interesting place to explore featuring a large patio area with steps down to a large lawn area , a variety of trees and other shrubbery as well a range of garden sheds and a play house for the children.

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.





Williams

