



66 Chaucer Drive

Town Centre | Aylesbury | Bucks | HP21 7LL



Williams
PROPERTIES

66 Chaucer Drive

Town Centre | Aylesbury | Bucks | HP21 7LL

Williams properties are delighted to bring to the market this three bedroom family home situated in the centre of Aylesbury. The property boasts a front-to-back lounge/diner, two double bedrooms and a good size third bedroom. Outside it features an enclosed rear garden and an allocated garage. Viewings on this property is highly recommended

£315,000

- Three bedrooms
- Kitchen Overlooking Garden
- Central Location
- Close to Amenities
- Garage Parking
- Enclosed Rear Garden
- Close to Schools
- Viewing Highly Recommended

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 C

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hallway

Enter through the front door into the entrance hallway consisting of carpeted flooring, a pendant light to the ceiling, stairs rising to the first floor, a wall mounted radiator and doors to the kitchen and lounge/diner



Situated in a central location close to amenities with a regular bus route and particularly well located for schools and the town centre, as well as Aylesbury mainline station which is approximately ten minutes' walk.



Lounge/Diner

This front to back Lounge/Diner comprises of carpeted flooring, two pendant lights to the ceiling, a wall mounted radiator, a window to the front aspect and sliding doors to the enclosed rear aspect.

Kitchen

This Wren Kitchen was newly fitted in October 2022 and consists of a tile effect flooring, a range of wall and base mounted shaker style units, a door and window to the rear aspect, an inset basin with a mixer tap, double oven and microwave. Spotlight and counter top lighting.

First Floor Landing

The First Floor Landing consists of carpeted flooring, a pendant light to the ceiling and doors to the bedrooms and the family bathroom.

Bedroom

The third bedroom consists of carpeted flooring, a fitted light to the ceiling, a fitted bed unit, a wall mounted radiator fitted 4 years ago and a window to the front aspect. Window replaced 4 years ago.

Bedroom

The second bedroom consists of wood effect flooring, a wall mounted radiator, a window to the front aspect and a pendant light to the ceiling. Window replaced 4 years ago.

Bedroom

This master bedroom consists of carpeted flooring, a large window to the rear aspect, wall mounted radiator fitted 4 years ago and a pendant light fitted to the ceiling. Space for a double bed and other bedroom furniture. Window replaced 4 years ago.

Bathroom

This spacious family bathroom with tile effect vinyl flooring throughout, a bath with a wall mounted shower attachment, hand wash basin with a mixer tap, low level WC and a window to the rear aspect. There is tiling to walls and an airing cupboard to one corner.

Garden

The enclosed rear garden consists of a patio area near the rear of the property and a grass lawn to the remainder.

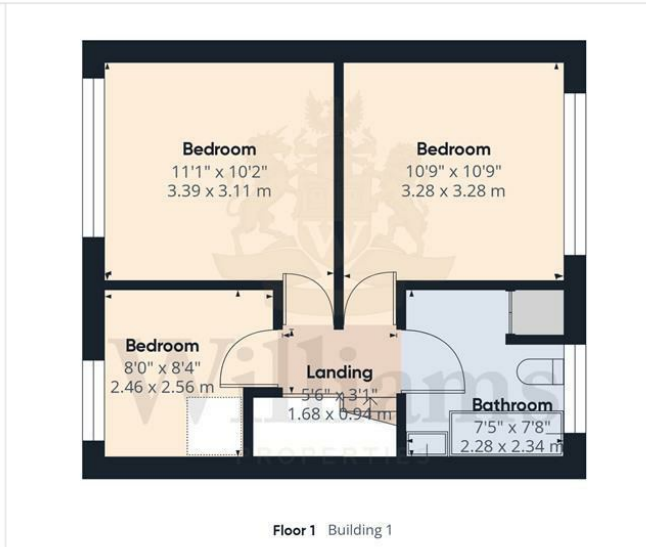
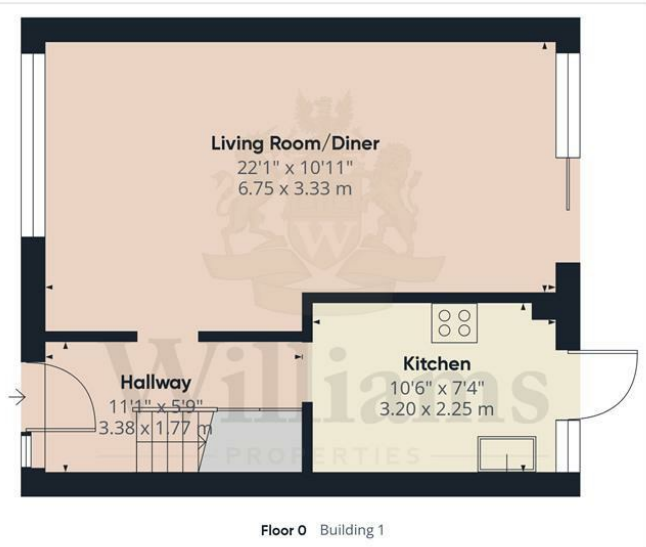
Garage

The property comes with an allocated single garage.

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			91	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C		67		(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	



Approximate total area⁽¹⁾
903.63 ft²
83.95 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.

Calculations are based on RICS IPMS 3C standard.

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.