



9 Canford Court

| Aylesbury | Bucks | HP21 7NZ



9 Canford Court

| Aylesbury | Bucks | HP21 7NZ

This brilliantly laid out four bedroom detached house located down a cul-de-sac in the popular south side development of Elm Farm. Set within walking distance of a range of Aylesbury's top schools it benefits from a large lounge/diner, a downstairs shower room, kitchen, snug, four bedrooms and a bathroom. Outside there is an enclosed rear garden and off road parking to the front of the property. Viewings are highly recommended on this ideal family home.

£489,999

Elm Farm

Elm Farm is a sought after South Side development with a parade of shops a school and pedestrian access to the Guttman Sports centre. The nearby market town of Aylesbury provides a full range of commercial, shopping and leisure facilities as well as Grammar Schools. For those wishing to commute to the City, a main line station to London Marylebone can be found in either Stoke Mandeville or Aylesbury they have a journey time of approx. 50 & 55 minutes respectively. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame.

Council Tax

Band E

Local Authority

Buckinghamshire Council

Services

All main services available

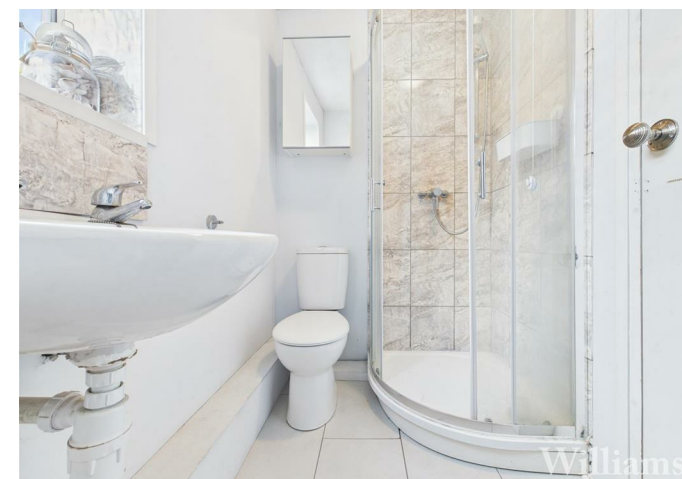
Porch & Entrance Hall

Enter into the porch area of which provides space to hang your coats and shoes. There is a further door leading into the hallway. The hallway consists of wood effect flooring, studio spotlights to the ceiling, a wall mounted radiator, an opening to the snug/playroom, lounge/diner, kitchen and downstairs cloakroom.



Williams

Williams



- Four Bed Detached House
- Driveway Parking
- Main Bathroom & Downstairs Shower Room
- Close To Top Schools
- Large Open Plan Lounge/Diner
- Separate Snug/Playroom
- Cul-de-sac location
- Viewings Highly Recommended

Snug/Playroom

This Snug features wood effect flooring, studio lighting to the ceiling and provides ample space for a sofa set and other desired furniture.

Kitchen

The kitchen is comprised of wood effect flooring, studio spotlights to the ceiling and under cupboard downlights, a side door leading out to the side space, window to the front aspect, tiling to splash sensitive areas and a range of wall and base mounted units including an inset sink with a draining board and mixer tap, a double oven, electric hob and extractor, and integrated dishwasher, washing machine and fridge/freezer.

Downstairs Shower Room

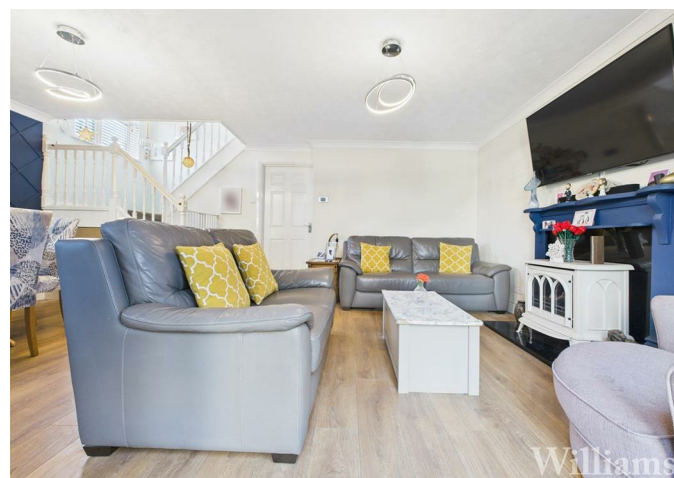
This downstairs Shower Room is comprised of tiled flooring, a hand wash basin with a mixer tap, low level WC, tiled to splash sensitive areas, a fitted light to the ceiling and an enclosed shower unit. Window to the side aspect.

Lounge/Diner

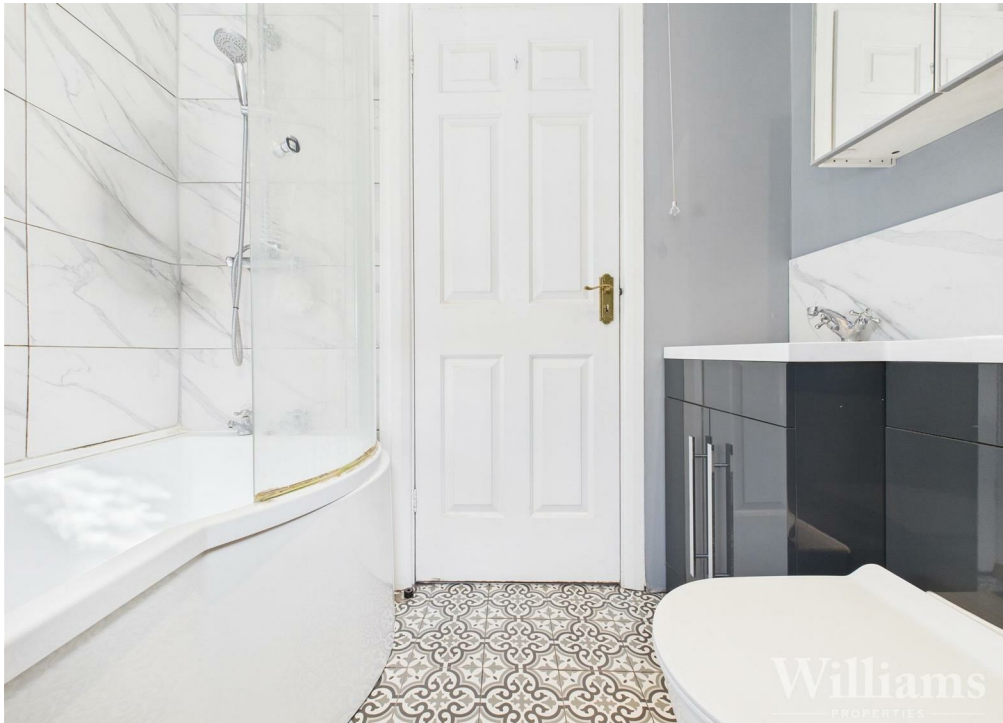
This generous sized lounge/diner is comprised of wood effect flooring, two pendant lights to the ceiling, a window and a set of French doors to the rear aspect, stairs rising to the first floor and provides ample space for good size dining table and chairs and large sofa set and other furniture of choice.

First Floor Landing

This first floor landing is comprised of carpeted flooring, fitted lights to the ceiling and doors leading to all four bedrooms and the family bathroom.



The property is within walking distance of a range of Aylesbury's top primary schools, including William Harding, Bedgrove and Turnfurlong. The Aylesbury High and Grammar Schools are also within walking distance. Local amenities can be found on Elm Farm and in Bedgrove, easily accessible on foot.



Bedroom

This bedroom is comprised of carpeted flooring, a pendant light to the ceiling, a wall mounted radiator, window to the front aspect and space for a double bed and other bedroom furniture.

Bedroom

This bedroom is comprised of carpeted flooring, a window to the front aspect, a wall mounted radiator and space for a bed and other bedroom furniture.

Bathroom

This bathroom is comprised of tiled flooring, and tiled to splash sensitive areas, spotlights to the ceiling, a heated towel rail, a panelled bathtub with an overhead shower and hot and cold taps, a hand wash basin inset into a vanity unit with a mixer tap and a low level WC.

Bedroom

This bedroom is comprised of wood effect flooring, a pendant light to the ceiling, window to the rear aspect, two inset wardrobes and a wall mounted radiator. Space for double bed and other bedroom furniture

Bedroom

The master bedroom is comprised of carpeted flooring, a pendant light to the ceiling, a window to the rear aspect, a fitted wardrobe and a wall mounted radiator. Ample space for a king size bed and other bedroom furniture.

Garden

This good size enclosed rear garden is comprised of a patio area with space for garden furniture and grass lawn laid to the remainder. Side access.

Driveway Parking

There is a up and over garage door but i am afraid this is not in use as has been fully converted to create the snug/playroom within the property. There is driveway parking to the front.

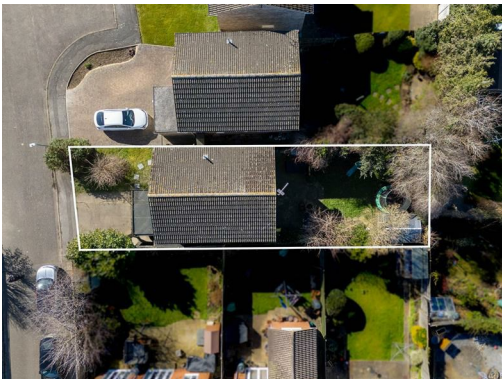
Buyer Notes

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.

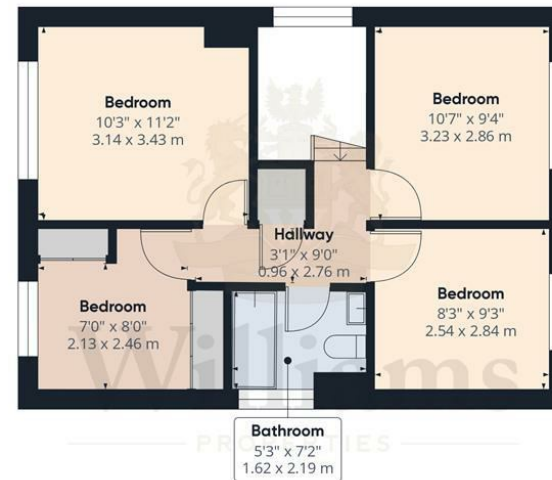
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (48-54) E | | | |
| (35-47) F | | | |
| (21-34) G | | | |
| Not energy efficient - higher running costs | | | |
| (1-10) | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (48-54) E | | | |
| (35-47) F | | | |
| (21-34) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| (1-20) | | | |
| England & Wales | | EU Directive 2002/91/EC | |





Floor 0



Floor 1



Approximate total area[®]
1052.41 ft²
97.77 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.