



18 Crocus Drive

The Willows | Aylesbury | Buckinghamshire | HP21 8YT





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Williams are delighted to introduce to the market this three bedroom end of terrace family home situated on the popular Willows development. Accommodation consists of a living room, dining room, kitchen, three bedrooms and a family bathroom, outside there is a front and rear garden and a garage in a near by block. Viewing this property is highly recommended.

£325,000

- Three Bedrooms
- Separate Dining Room
- Enclosed Rear Garden
- Close To Schools & Amenties
- End of Terrace
- Lounge
- Garage
- Viewing Highly Recommended

## The Willows

The willows is a development on the West side of the town centre. The location is far enough out of town to avoid the hustle and bustle but close enough to walk to all of the centre's facilities including the college, rail links, shopping and leisure facilities. The position of the development lends itself well to vehicle access towards Thame/Oxford and linking up with the A41 towards Bicester. Primary & Junior Schools - Bearbrook & Secondary Schools - Mandeville & Aylesbury Grammar Schools

## Services

All main services available

## Local Authority

Buckinghamshire Council

## Council Tax

Band C





The property features double glazing, gas heating system with radiators, entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom, front and rear gardens, garage situated nearby.



Ground Floor

Entrance via a double glazed door through to entrance hall with stairs rising to first floor and landing, telephone point, wood laminated flooring and door to lounge. The Lounge has a double glazed window to front aspect, radiator, TV point, under stairs storage cupboard, wood laminated flooring, coving, feature stone effect gas fire with fireplace surround and archway into dining room. The dining room has a double glazed window to rear aspect, radiator, wood laminated flooring and opening to the kitchen. The kitchen Comprises a range of base and wall mounted units, roll top worktop areas and tiling to splash sensitive areas, single bowl single drainer sink unit with cupboard housing boiler, space for fridge/freezer, plumbing for washing machine and slim line dishwasher and a double glazed door to rear garden.

First Floor

Stairs rise from the ground floor onto the landing with a double glazed window to side aspect, access to loft, airing cupboard and doors to all rooms. The master Bedroom had dual double glazed windows to the front aspect, built in wardrobe space, radiator and carpet laid to floor. Bedroom two has a double glazed window to rear aspect, radiator, space for a double bed and chest of drawers. Bedroom three has a double glazed window to the rear aspect and space for a single bed and further bedroom furniture. The family bathroom comprises a heated towel rail, panelled bath with shower over, wash hand basin, low level WC and tiling to splash sensitive areas.

Front & Rear Gardens

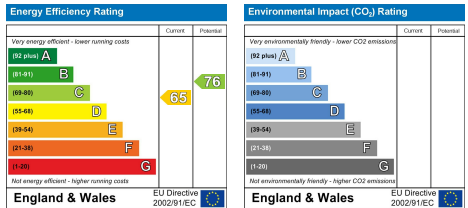
The front Garden is laid to lawn with a path leading to the front door. The rear garden is fully enclosed enclosed with gated access and mainly laid to lawn.

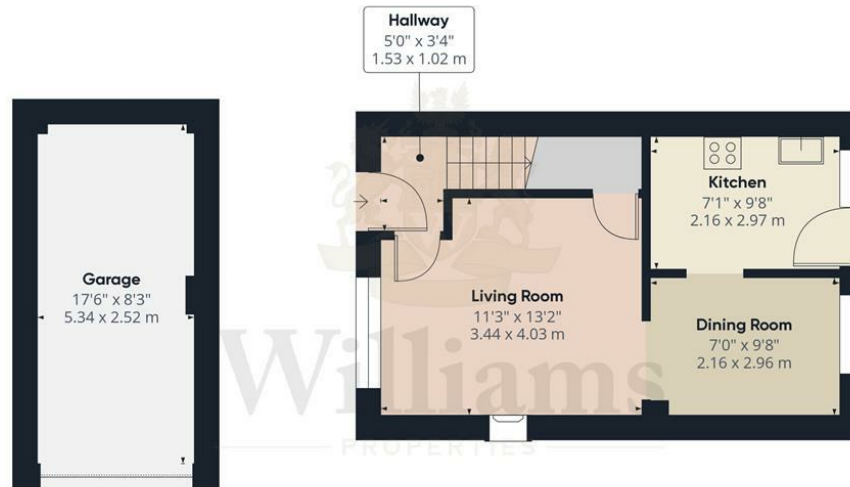
Garage And Parking

The Garage can be found in a near by block. A parking space in front of the garage.

Buyers 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.





Floor 0



Floor 1



**Approximate total area<sup>®</sup>**  
785.56 ft<sup>2</sup>  
72.98 m<sup>2</sup>

(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



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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.