



Elham Way

Stoke Grange | Aylesbury | Buckinghamshire | HP21  
9XN



Williams  
PROPERTIES



# Elham Way

Stoke Grange | Aylesbury | Buckinghamshire | HP21 9XN

Welcome to Elham Way, Stoke Grange, Aylesbury - a charming extended three bedroom semi-detached house. This property offers an entrance hall, downstairs cloakroom, utility, lounge, office, kitchen/diner, snug/playroom, three bedrooms and bathroom. Outside there is a rear garden, part converted garage with remaining storage space to the front and driveway parking to front.

£475,000

## Stoke Grange

Stoke Grange 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 D

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Entrance Porch

Enter through the front door into this entrance porch comprised of wood effect flooring, a fitted light to the ceiling, a wall mounted radiator and a frosted window to the side aspect. A door leading to the living room.





- Sought After Location
- Kitchen Diner
- Open Plan Living
- South Side Of Aylesbury
- Viewing Highly Advised
- Newley Refurbished
- Extended To The Rear
- Garage and Driveway Parking for 2 Cars
- Separate Utility Room
- Grammar School Catchment

#### Living Room

The Living Room consists of a bay window to the front aspect, wood effect flooring, fitted ceiling and wall lights, a wall mounted radiator and space for a sofa suite and other living room furniture. Doors to the kitchen/diner and inner hallway.

#### Inner Hallway

An inner hallway with doors to the cloakroom and utility, stairs rising to the first floor.

#### Cloakroom

This downstairs cloakroom comprises of a hand wash basin, w/c, a fitted light to the ceiling and laminate flooring.

#### Utility Room

This utility consists of wood effect flooring, spotlights to the ceiling, door to the garage storage space, a range of wall and base mounted units including an inset sink with a mixer tap and draining board, fridge/freezer and there is space and plumbing for a washing machine and tumble dryer.

#### Kitchen/Diner

This kitchen/diner consists of a range of wall and base mounted units with worktops, an inset sink unit with a mixer tap, an integrated oven, electric hob and extractor. wood effect flooring, spotlights to the ceiling and open plan access to the conservatory





The property is on the Stoke Grange development, and as such is within walking distance to a range of amenities and popular primary and secondary schools, including the Aylesbury Grammar Schools.



### Conservatory

This conservatory is comprised of wood effect flooring, spotlights to the ceiling, a double French door to the enclosed rear garden and multiple windows to the side and rear aspect.

### First Floor Landing

The first floor landing is comprised of a frosted window to the side aspect, carpeted flooring, a pendant light to the ceiling and doors to all bedrooms and family bathroom.

### Bedroom

Bedroom three features pendant light to the ceiling, wood effect flooring, a wall mounted radiator, window to the front aspect and space for a bed and other bedroom furniture.

### Bedroom

The second bedroom features a pendant light to the ceiling, wood effect flooring, a wall mounted radiator, a window to the rear aspect, door to the airing cupboard and space for a double bed and other bedroom furniture.

### Bedroom

The master bedroom is comprised of wood effect flooring, pendant light to the ceiling, a wall mounted radiator, window to the front aspect and fitted wardrobes and units. Space for a double bed and other bedroom furniture.

### Bathroom

This bathroom is comprised of wood effect flooring, a frosted window, heated towel rail, spotlights to the ceiling, tiling to splash sensitive areas, a hand wash basin with a mixer tap inset into a vanity unit, a low level wc and bathtub with an overhead shower.

### Driveway

There is driveway space for multiple vehicles.

### Garden

The garden is comprised of a patio area to the rear of the property and leading to the side access gate, wooden decking area, a small shingle area and grass lawn laid to the remainder.

### 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





Williams





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
1043.35 ft<sup>2</sup>  
96.93 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



**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.