



29 Provis Wharf

Canalside | Aylesbury | Bucks | HP20 1AQ





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Williams Properties are pleased to welcome to the market this fantastic three/four bedroom family home in a sought-after Southside private development The canal side. The property is in excellent order throughout and briefly comprises of an entrance hall, WC, good size dining room, modern kitchen, living room and a further reception room, master bedroom with en suite, three further three bedrooms, family bathroom, enclosed rear garden, carport and garage. Viewing is highly recommended on this ideal family home.

£465,000

- Three/Four Bedroom Family Home
- En-suite To Master Bedroom
- Newly Refurbished Kitchen
- Walking Distance To The Grammar Schools
- Three Reception Rooms
- Garage And Gated Driveway
- Close To The Canal
- Walking Distance To The Town Centre

## Canal Side

Canalside is an exclusive residential area on the South East side of the town centre and offers good access to the A418 towards Milton Keynes and the A41 towards Tring and London. The estate is fully privately owned with no social housing and is within walking distance to popular primary school and family facilities including a children's play area, a convenience store and pharmacy as well as a doctor's surgery. There is also regular bus services into and around the town centre. Catchment Junior school - Birtton Church of England Combined School. Catchment Secondary schools - The Grange School (secondary comprehensive) and Aylesbury Grammar and High Schools (segregated Grammar).

## Council Tax

Band D

## Local Authority

Buckinghamshire Council

## Services

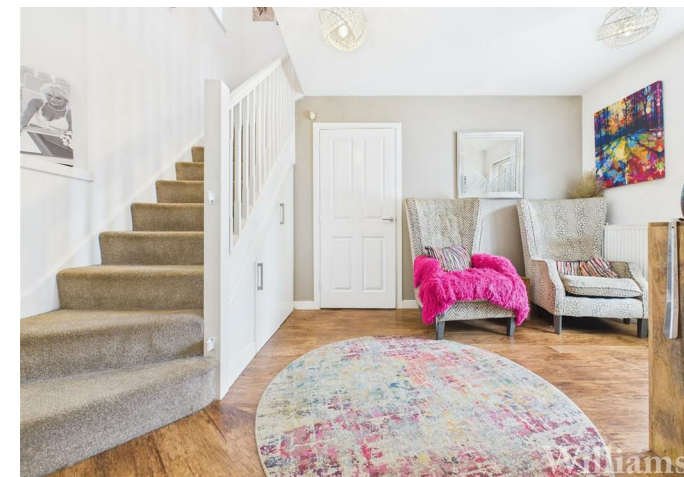
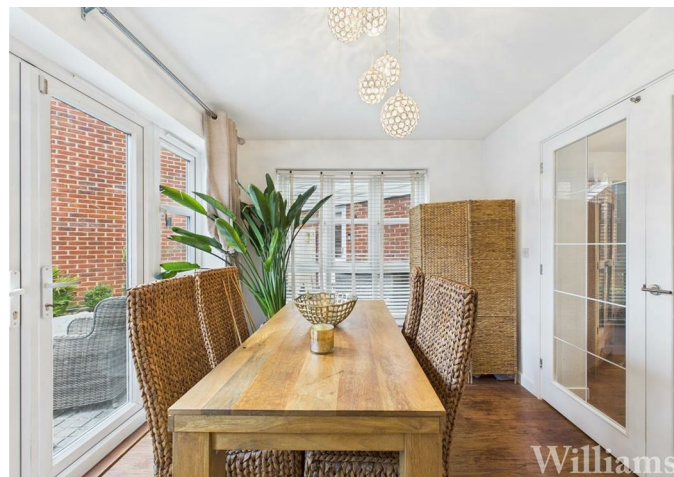
All main services available

## Entrance Hall

The entrance hall consists of wood effect flooring, a fitted light to the ceiling, a wall mounted radiator and doors leading to the dining Area, coat cupboard and downstairs cloakroom.

## WC

The downstairs cloakroom comprises of tiles wood effect flooring with a wall mounted radiator panel, a fitted light to the ceiling, corner pedestal hand wash basin with tiled splash back, low level WC and a UPVC window to the front aspect.





This stunning brand new property is situated on the Canal side development within walking distance to Aylesbury town centre and its many amenities, and benefits from superb views over the Grand Union Canal.



### Dining Room

The dining Area is light and airy and comprises of wood effect flooring with two pendant lights to the ceiling, UPVC window to the front aspect, pendant light fitting, stairs rising to the first floor and ample space for a large dining table with several chairs. doors to the kitchen and living room.

### Kitchen

The kitchen comprises of wood effect flooring with spot lights to the ceiling, a range of base and wall mounted units, laminate work surfaces, integrated oven with gas hob and extractor fan overhead, stainless steel sink with draining board and mixer tap, space for a fridge/freezer, washing machine and dishwasher, one wall mounted radiator panel, UPVC window to the front aspect and a door leading out to the rear garden.

### Living Room

The living room comprises of wood effect flooring with two pendant light fittings to the ceiling, one wall mounted radiator panel, television aerial point, UPVC window to the front aspect and space for a three piece suite and other furniture.

### Sunroom

The sunroom comprises of wood effect flooring, a fitted light to the ceiling, one wall mounted radiator panel, UPVC window to the rear aspect, French doors leading to the rear garden and space for a range of furniture.

### Bedroom & Ensuite

The master bedroom comprises of carpet laid to the floor with a pendant light fitting to the ceiling, one wall mounted radiator panel, UPVC window to the front and rear aspects, integrated double wardrobe and space for a double bed, bedside tables and other furniture.

The en suite comprises of tiles laid to the floor, double shower stall with glass sliding doors, tiles to splash sensitive areas, wall mounted hand wash basin, low level WC and a UPVC window to the rear aspect.

### Bedroom

Bedroom three comprises of carpet laid to the floor with a pendant light fitting to the ceiling, one wall mounted radiator panel, UPVC window to the front aspect and space for a single bed, wardrobe and other furniture.

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### Bedroom

Office comprising space for all office furniture or ideal for a nursery with space for a cot and other bedroom furniture carpet laid to the floor, pendant light fitting to the ceiling, one wall mounted radiator panel, UPVC window to the front aspect,

### Family Bathroom

The family bathroom comprises of tiles laid to the floor and most of the wall surround, white panelled bathtub with shower attachment, wall mounted hand wash basin, spotlights to the ceiling, low level WC and a UPVC window to the front aspect.

### Rear Garden

The rear garden is fully enclosed and comprises of a patio area leading from the kitchen and reception room with artificial lawn and a patio area to the rear allowing for outside dining.

### Garage & Driveway

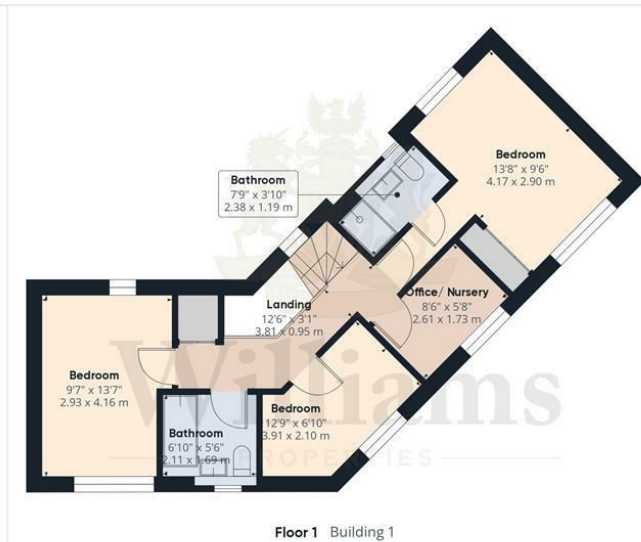
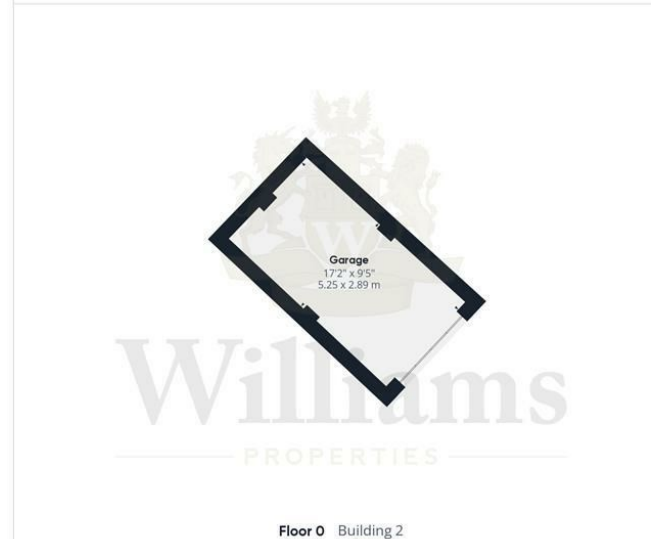
Integral carport allowing for off road parking for two vehicles with a further single garage allowing for secure parking for one vehicle and storage space.

### 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.

There is an estate charge of £230 per annum on this property

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		93	(02 plus) A		
(81-91) B		82	(01-01) B		
(69-80) C			(00-00) C		
(55-68) D			(00-00) D		
(39-54) E			(00-00) E		
(21-38) F			(00-00) F		
(1-20) G			(00-00) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



**Approximate total area<sup>(1)</sup>**  
 1417.72 ft<sup>2</sup>  
 131.71 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.