



40 Galsworthy Place

Haydon Hill | Aylesbury | Buckinghamshire | HP19 8LH



Williams
PROPERTIES

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Williams Properties are delighted to welcome to the market this excellent three bedroom semi-detached house on a quiet residential road in Haydon Hill, Aylesbury. The property is in immaculate order throughout and consists of a wrap around open plan living/dining area, kitchen, downstairs wc, three bedrooms and a bathroom suite. Outside there is an enclosed rear garden, garage and driveway parking for multiple vehicles. Viewing is strongly advised on this excellent property.

£399,950

Haydon Hill

Haydon Hill can be found located on the North side of the town centre just off the A41 and close to the new Aylesbury Parkway railway station linking with London Marylebone. The area has a wealth of facilities locally including a Tesco Express, doctors surgery, various other shopping and two public houses on the nearby Meadowcroft area. Also on Meadowcroft is a local sports ground and community centre. Primary – Thomas Hickman & Secondary – Aylesbury Vale Academy Aylesbury Grammar Schools

Council Tax

Band C

Local Authority

Buckinghamshire Council

Services

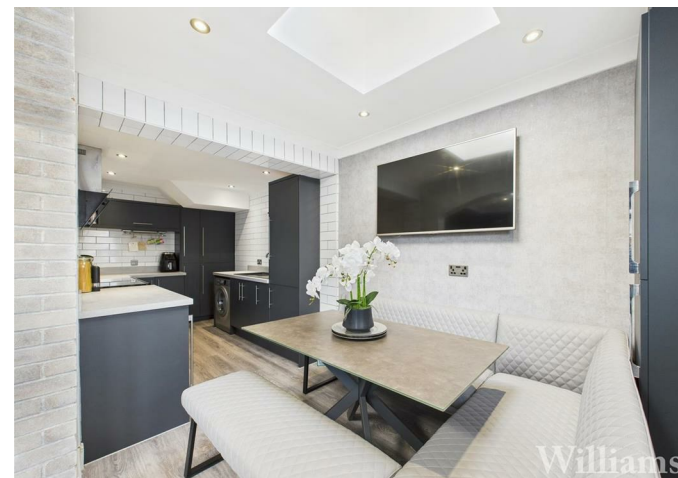
All main services available

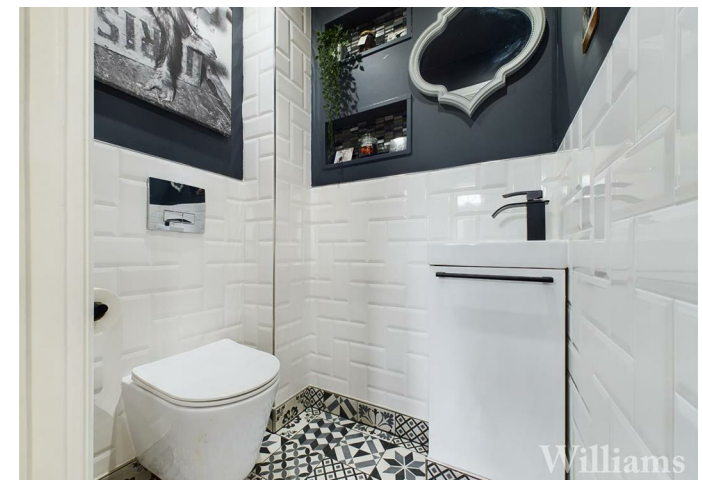
Entrance Hall

Enter through the front door into the entrance hall with doors to the wc and living area. Stairs rise to the first floor.

WC

Comprising of a low level wc, corner hand wash basin, spotlights to ceiling and half height tiling to walls.





- Newly Refurbished Property
- Semi - Detached House
- Close To Shops & Schools
- Immaculate Order Throughout
- Three Bedrooms
- Garage & Parking
- Open Plan Living Area
- Fantastic Family Home

Open Plan Living / Dining Area

Living/dining area consists of a window to the front aspect, French doors leading out to the rear garden, wood effect flooring throughout, spotlights to ceiling, radiators and sky lights to the rear. Space for a sofa set, dining table set and a range of other furniture.

Kitchen

This newly fitted kitchen consists of a range of wall and base mounted units with worktops, inset sink bowl unit with mixer tap, integrated fridge/freezer, wine cooler and space for a range style cooker, extractor fan and tiling to walls.

First Floor

Doors to all bedrooms and bathroom. Airing cupboard and access to the loft space.

Bedroom

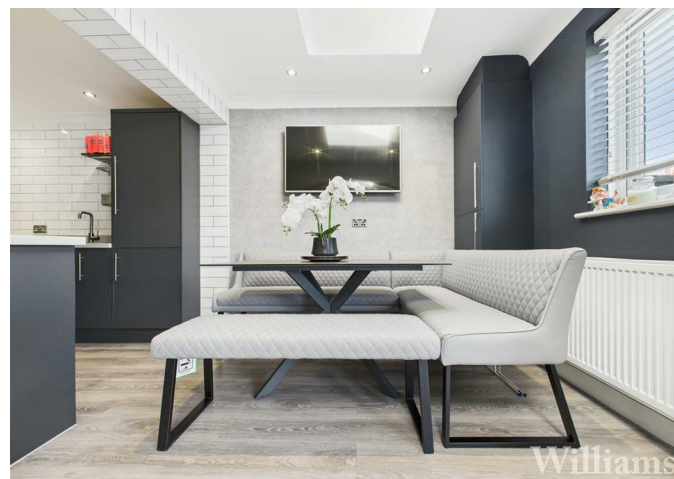
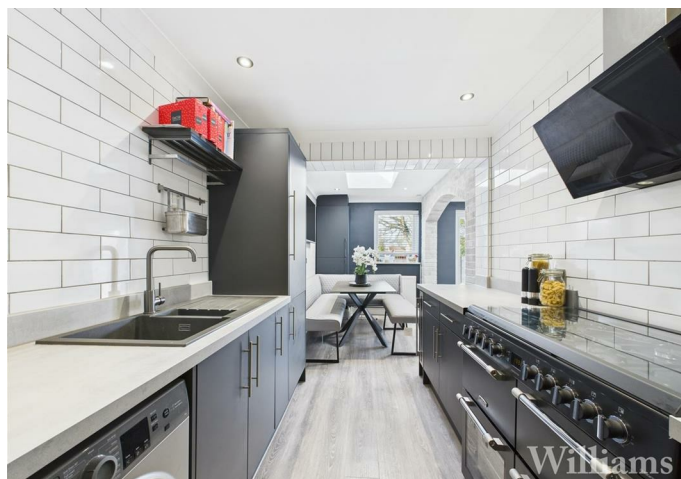
Bedroom consists of a window to the rear aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed.

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The property is within walking distance to amenities including Tesco supermarket, Chinese takeaway and fish and chip restaurant and public house. Local schools include Thomas Hickman School, Haydon Abbey School and Aylesbury Vale Academy. There is easy road access to the A41, and the Aylesbury Vale Parkway station is easily accessible via road or foot.



Bathroom

Bathroom suite is fully tiled and comprises a low level wc, hand wash basin unit, bathtub with shower attachment, enclosed shower cubicle, heated towel rail, spotlights to ceiling and frosted windows.

Rear Garden & Garden Room

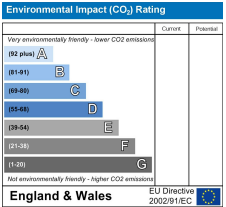
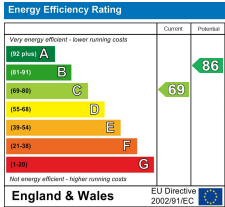
Fully enclosed rear garden with a raised decking area and built in planters, grass laid to the remainder and access to the garden room. Garden room consists of wood effect flooring, light and power, door to garage and space for a range of furniture.

Garage & Parking

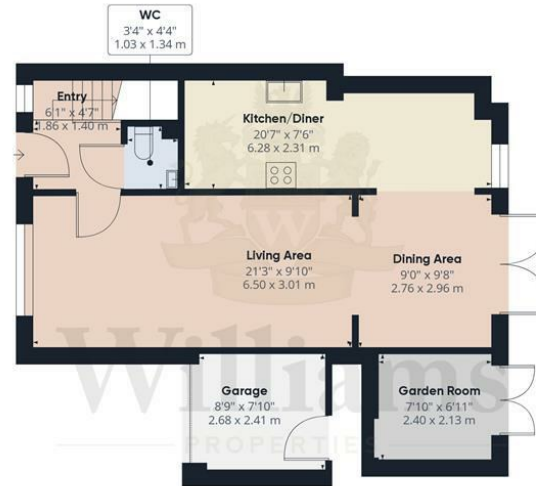
Garage with light and power. Gravelled driveway with parking for a number of vehicles.

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.







Floor 0



Floor 1



Approximate total area^m
972.84 ft²
90.38 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.

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.