



17 Hickman Street

| Aylesbury | Buckinghamshire | HP19 7GJ



Williams
PROPERTIES

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NEW INSTRUCTION!! Williams are delighted to bring to market this delightful four bedroom townhouse situated on the popular Fairford Leys development in Aylesbury. The property consists entrance to hallway with under-stairs cupboard, downstairs wc, kitchen/diner, stairs to first floor, two bedrooms, stairs to second floor, master bedroom with en-suite and built in wardrobes, family bathroom, fourth bedroom, gas central heating, double glazed, large garden, garage with parking on driveway, 2 further parking spaces. Available NOW!! Viewing highly recommended.

Per month £1,750 Per month

- Four Bedroom Townhouse
- En-Suite to Master
- Driveway
- Internal Garage
- Popular Area
- Cloakroom
- Rear Garden
- Garage

Entrance Hall

Entrance via double glazed front door, under stairs cupboard, wall mounted radiator, tiles laid to floor.

Cloakroom/WC

Downstairs suite comprising low level WC, pedestal hand wash basin, tiling to splash sensitive areas, wall mounted radiator, extractor fan, tiles laid to floor.

Kitchen/Diner

Fitted kitchen comprising of a range of wall and base units and cupboards, roll top work surfaces, one and a half bowl sink with drainer, electric oven with gas hob and extractor hood, telephone point, tiling to splash sensitive areas, plumbing for washing machine and dishwasher, space for fridge/freezer, wall mounted central heating boiler, radiator, tiled flooring, door to hallway, double glazed window to rear aspect, French doors to garden.



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The property is in close proximity to the village centre, local shops, restaurants, private nursery, eateries, off licence, hairdressers, dentist, vets and much more.



Living Room

UPVC double glazed windows to front and rear aspects, wall mounted radiator, telephone and TV points, fitted carpet. Room for sofas and other living room furniture.

First Floor

Two UPVC double glazed windows to front and rear aspects, wall mounted radiator, fitted carpet.

Bedroom Two

Spacious double bedroom with UPVC double glazed window to front aspect, wall mounted radiator, fitted carpet, room for a double bed and other bedroom furniture.

Bedroom Three

UPVC double glazed window to front aspect, wall mounted radiator, fitted carpet. Room for a bed and other bedroom furniture.

Second Floor Landing

Carpeted stairs rising from first floor, airing cupboard, loft access, wall mounted radiator.

Master Bedroom

UPVC double glazed windows to front and rear aspects, fitted wardrobes, wall mounted radiator, TV aerial point, fitted carpet. Room for a double bed and other bedroom furniture. Door to en-suite. En-suite comprises low level WC, pedestal wash hand basin, shower cubicle, extractor fan, tiling to splash sensitive areas, carpet laid to floor, UPVC double glazed window to front aspect.

Bedroom Four

UPVC double glazed window to rear aspect, wall mounted radiator, fitted carpet, room for a bed and other furniture.

Family Bathroom

Fitted suite comprising low level WC, pedestal wash hand basin, heated towel rail, bath with mixer taps and shower attachment, extractor fan, tiling to splash sensitive areas, tiles laid to floor.

Front Garden

Outside features include a front garden with double gates to driveway, mainly laid to lawn on a corner plot.

Parking

internal garage with up and over door.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
EU Directive 2002/91/EC			
England & Wales			
		76	87

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



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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.