



Jane Close

Stoke Grange | Aylesbury | Buckinghamshire | HP21
9YG



Williams
PROPERTIES

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Williams Properties are delighted to welcome to the market this immaculate three bedroom detached home on the sought after Stoke Grange development in Aylesbury. The property is in immaculate order throughout and consists of a kitchen/diner, living room, office/reception room, downstairs cloakroom, three bedrooms and a family bathroom. Outside there is a enclosed rear garden and driveway parking for multiple vehicles. Viewing is highly recommended on this fantastic property, ideal for a family home.

£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 E

Local Authority

Buckinghamshire Council

Services

All main services available

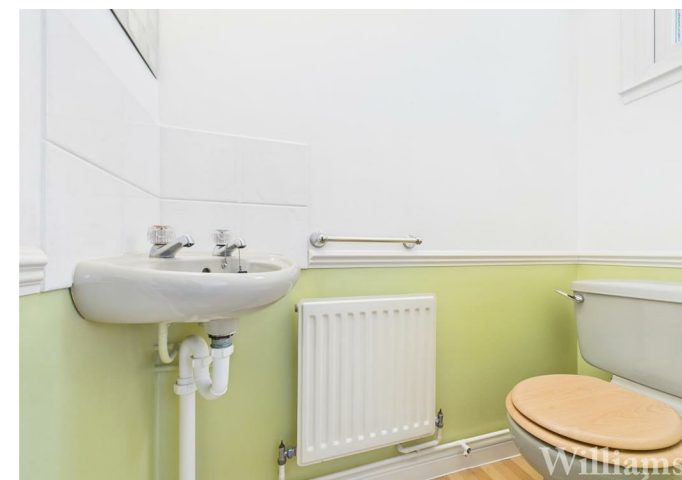
Entrance Hallway

Enter through the front door into this entrance hallway is comprised of carpeted flooring, a wall mounted radiator, a fitted wall light, carpeted stairs to the first floor and doors to the downstairs cloakroom and the living room.

Cloakroom

This downstairs cloakroom is comprised of tiling to splash sensitive areas, a fitted light to the ceiling, a wall mounted radiator, corner hand wash basin with hot and cold taps, a frosted window and a low level w/c.





- Three Bedroom Detached
- Driveway Parking
- Multiple Reception Rooms
- Top School Catchment
- Popular South Side Location
- Viewings Highly Recommended

Living Room

This lounge is comprised of carpeted flooring, a bay window to the front aspect, multiple wall mounted lights, a wall mounted radiator and door leading to the kitchen/diner.

Kitchen/Diner

This kitchen/diner is comprised of tiled flooring, wall and ceiling mounted lights, a wall mounted radiator, doors to the lounge, storage cupboard and utility, a window to the rear aspect, sliding doors to the conservatory and a range of wall and base mounted units including an inset sink with a mixer tap and draining board, tiling to splash sensitive areas and space for a dishwasher, fridge freezer, oven and other white goods.

Conservatory

This conservatory is comprised of windows surrounding, wall mounted studio spotlights, carpeted flooring and a sliding door to the enclosed rear garden.

Utility Room

This utility room is comprised of tiled flooring, a fitted light to the ceiling, a wall mounted radiator, window to the rear aspect, door to the garden side aspect, a door to the office, a range of wall and base mounted units with space for a washing machine, tumble dryer and other white goods.

Office / Reception Room

This office is comprised of carpeted flooring, a window to the front aspect, a wall mounted radiator, light to the ceiling and space for any office or reception room furniture.



Stoke Grange is a popular and established family orientated neighbourhood, which offers residents easy walking access to top primary and secondary schools, amenities and open green and recreation grounds. There are superb road links with easy access to the A41 as well as a bus route with regular services into Aylesbury Town and the surrounding towns and villages. The town centre is a short walk away which offers a large range of shopping and leisure facilities, as well as a mainline train station with direct services to London Marylebone.



First Floor Landing

This 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 three bedrooms, an airing cupboard and bathroom.

Bedroom

The third bedroom is comprising of carpeted flooring, a door to an inset wardrobe, a pendant light to the ceiling, a wall mounted radiator, window to the front aspect and space for a bed and other bedroom furniture.

Bedroom

This master bedroom is comprised of a window to the front aspect, a wall mounted radiator, pendant light to the ceiling, wall mounted lights, carpeted flooring, sliding doors to an inset double wardrobe and space for a double bed and other bedroom furniture.

Bedroom

The second bedroom is comprised of carpeted flooring, a pendant light to the ceiling, window to the rear aspect, a wall mounted radiator and space for a double bed and other bedroom furniture.

Bathroom

This family bathroom is comprised of a frosted window to the rear aspect, a hand wash basin with a mixer tap, a heated towel rail, a low level w/c, a fitted light to the ceiling and a panelled bathtub with an overhead shower.

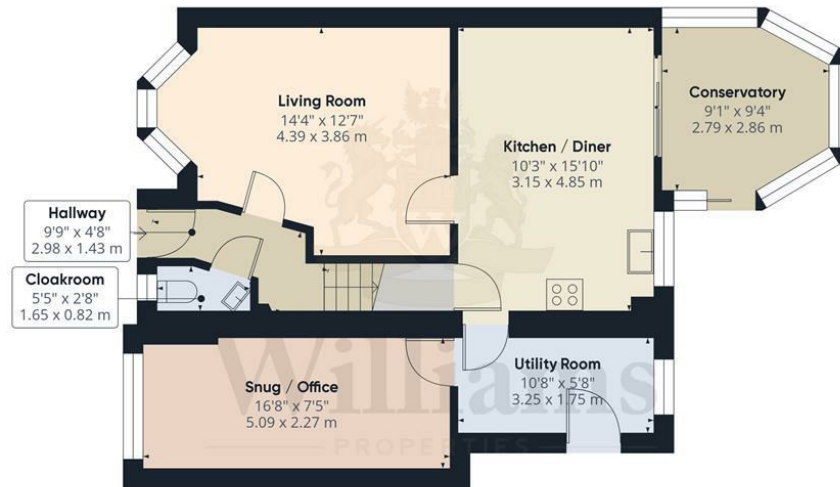
Buyer Notes

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.

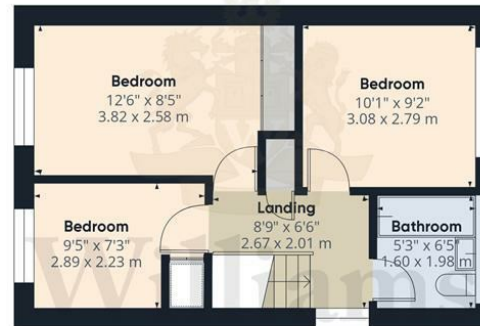
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO 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			
England & Wales		EU Directive 2002/91/EC	





Floor 0



Floor 1



Approximate total area⁽¹⁾
1032.57 ft²
95.93 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.