



Haddington Way

| Aylesbury | Buckinghamshire | HP20 1HH





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Williams are pleased to welcome to the market this three bedroom detached house, comprising of lounge and kitchen to the ground floor, with three bedrooms, en suite and bathroom to the first floor. Outside, there is an enclosed garden to the rear and a single garage & driveway to the front. The property is situated close to the town centre and Aylesbury Station, which has excellent rail links to London. Viewing comes highly recommended on this ideal family home.

## Offers in excess of £425,000

- Detached House
- Master With En Suite
- Close To Amenities
- Garage & Driveway Parking
- Three Bedrooms
- Enclosed Rear Garden
- Close To Town
- Viewing Highly Recommended

### Location

A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

### Council Tax

Band D

### Local Authority

Buckinghamshire Council

### Services

All main services available

### Entrance Hall

Enter through the front door into the entrance hall with doors to the living room, kitchen and downstairs wc. Stairs rise to the first floor.

### Kitchen / Diner

Kitchen/diner consists of a range of wall and base mounted units with worktops, inset stainless steel sink unit with window over, inset electric hob, oven and overhead extractor fan, space for fridge/freezer and dishwasher. Window to the front aspect, door leading into the rear garden and space for a dining table set.





The property is within close proximity to a doctor's surgery, pharmacy and off-licence. Also within easy reach is the town centre and all its amenities, including shopping, sports facilities, eateries, bars and for commuters a mainline rail service to London Marylebone.



Lounge

Lounge consists of a window to the front aspect, French doors leading out to the rear garden, feature electric fireplace, wall lights, carpet laid to floor and wall mounted radiator. Space for a sofa suite and other living room furniture.

Downstairs WC

Downstairs wc comprises a pedestal hand wash basin, wc, wall mounted radiator and a frosted window to the rear aspect.

First Floor

Carpeted first floor landing with doors to all bedrooms, bathroom and airing cupboard.

Master Bedroom & En Suite

Bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling, wall mounted radiator and door to the en suite. Space for a double bed and other bedroom furniture. En suite comprises a wc, pedestal hand wash basin, enclosed shower cubicle, heated towel rail and a frosted window.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling and wall mounted radiator. Space for a double bed and other bedroom furniture.

Bedroom

Bedroom consists of a window to the rear aspect, carpet laid to floor, light fitting to ceiling and wall mounted radiator. Space for a bed and other bedroom furniture.

Bathroom

Bathroom comprises a wc, pedestal hand wash basin, P-shaped bathtub with shower and shower screen, tiling to splash sensitive areas, wall mounted radiator, spotlights to ceiling and a frosted window to the rear aspect.

Rear Garden

Paved patio area with grass laid to the remainder, outside light and tap, access to the garage and a gate to the side. Fully enclosed with timber fencing.

Garage & Parking

Single garage with up and over door, light and power supply. Block paved driveway with space 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) 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			
(01-10) A			
(11-20) B			
(21-30) C			
(31-40) D			
(41-50) E			
(51-60) F			
(61-70) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

