



22 Olffe Close

| Aylesbury | Buckinghamshire | HP20 2BJ



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Williams are pleased to be marketing This well proportioned three double bedroom bungalow situated within a quiet Cul-De-Sac in Aylesbury. This property is bright and spacious and in brief offers two reception rooms, fitted kitchen, three double bedrooms, master with ensuite and a separate family shower room. Outside there is an enclosed wrap around rear garden and driveway parking. Viewing is highly recommended on this beautiful home.

Offers in excess of £425,000

Oliffe Close

The Desirable road Oliffe close is set in a quiet cul de sac and is situated in between the areas of Watermead and Buckingham park of which is surrounded by picturesque and lakeside walks and offers good bus links to the town centre and surrounding areas. The Piazza is at the heart of the Watermead community and consists of a Public House/Restaurant, Chinese Takeaway, Beauty Salon, News Agents/Local Store, Dentist, Vet, leisure centre, a nursery and a Village Hall. Buckingham park also consists of a co operative store, beauty salon , fish bar, a further convenience store and a local church of England primary school and is also catchment to the Aylesbury grammar schools.

Council Tax

Band D

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hallway

Enter through the front door into this hallway featuring tiled flooring, two pendant lights to the ceiling, a wall mounted radiator and doors/doorways to all three bedrooms, the bathroom, living room and kitchen.





- Three Bedroom Bungalow
- Wrap Around Garden
- Two Reception Rooms
- Walking Distance to All Amenities
- *No Chain*
- En Suite & Bathroom
- Garage & Driveway
- Regular Transport Links

Bedroom

This master bedroom is positioned at the front of the property and features tiled flooring, a pendant light to the ceiling, wall mounted radiator, bay window to the front aspect, a door to the en suite and space for a double bed and other bedroom furniture.

En Suite

This en suite bathroom is comprised of studio spotlights to the ceiling, a frosted window, fully tiled walls and flooring, a panelled bathtub with a mixer tap and showerhead, a low level w/c and a hand wash basin with a mixer tap.

Bedroom

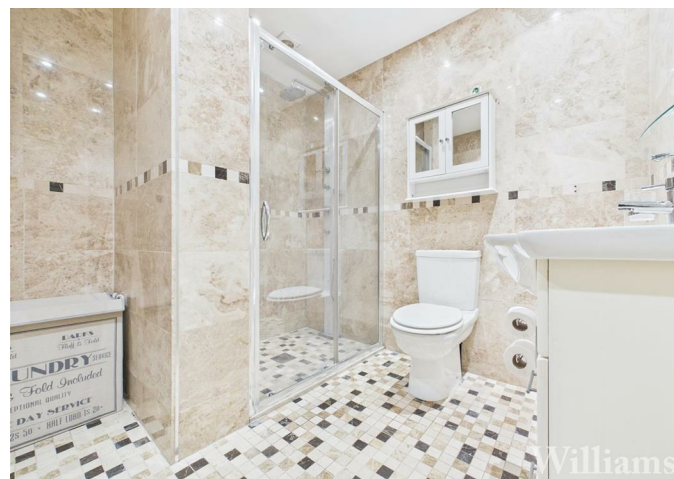
This second bedroom is comprised of tiled flooring, a wall mounted radiator, window to the front aspect, pendant light to the ceiling and space for a double bed and other bedroom furniture.

Bedroom

The third bedroom is comprised of tiled flooring, a wall mounted radiator, window to the side aspect, studio spotlights to the ceiling and space for a bed and other furniture.

Bathroom

This bathroom is comprised of fully tiled walls and flooring, spotlights to the ceiling, a heated towel rail, enclosed shower unit, a low level w/c and a hand wash basin with a mixer tap inset into a vanity unit.



The property is found on quiet no-through-road, with amenities including a pub and convenience store a short walk away. The nearby Watermead neighbourhood offers peaceful countryside and walks around the lake as well as further amenities.



Kitchen

Enter from the hallway through an arched doorway into this kitchen comprised of tiled flooring and partially tiled walls, a fitted light to the ceiling, window to the side aspect, a range of wall and base mounted units with ovens, gas hobs, a microwave, washing machine, dishwasher, fridge/freezer and a door to the side aspect.

Living Room

This lounge is comprised of tiled flooring, wall mounted and pendant ceiling lights, an electric fireplace, glass sliding doors to the enclosed rear garden patio, a wall mounted radiator, door to the dining room and hallway and ample space for lounge furniture.

Dining Room

This dining room is comprised of tiled flooring, a wall mounted radiator, window to the rear aspect, a pendant light to the ceiling and space for typical dining room furniture.

Garden

This enclosed rear garden is comprised of a patio area wrapping around the side and rear of the property with ample space for garden furniture and stairs down to a grass lawn with trees.

Garage & Parking

There is a single garage with an up and over door and a courtesy door to the garden side patio area. Driveway parking to the front of the garage.

Buyer Notes

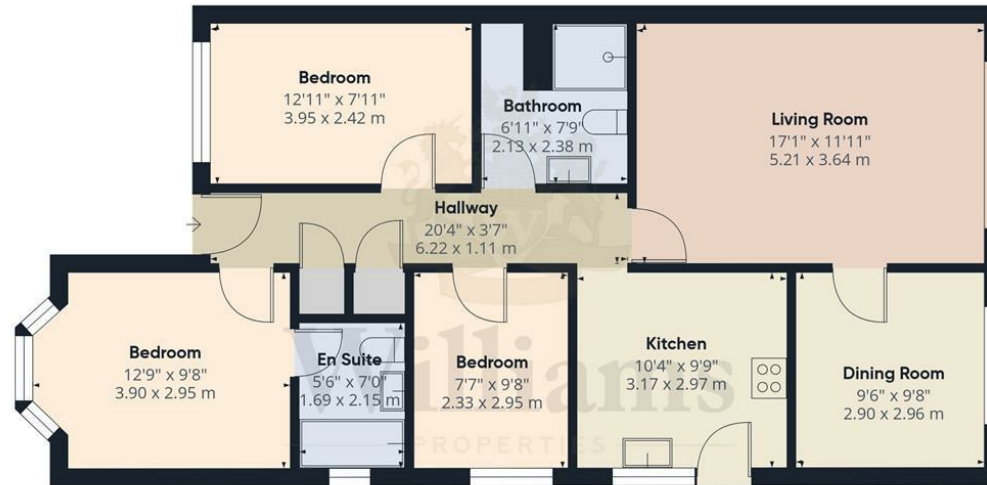
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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	

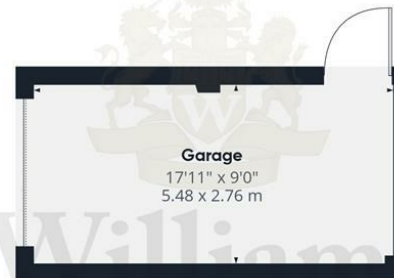
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Williams



Floor 0 Building 1



Floor 0 Building 2



Approximate total area^m

1046 ft²
97.2 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.

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.