



7 Jakeman Way

| Aylesbury || HP21 8FT





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Williams Properties are pleased to present this excellent three bedroom detached house, set in a sought after residential neighbourhood of Oakwood park. The property is in pristine condition throughout and boasts an Immaculate kitchen/breakfast room, downstairs wc, office accessed from the garden, separate dining room, living room and upstairs there is three good sized bedrooms one with ensuite, family bathroom. Outside there driveway parking and a garage and private enclosed front and rear gardens. Walking distance to schools, station and the Town Centre, the property would make a superb family home.

Offers in excess of £490,000

## Oakwood Park

Oakwood Park is a development on the West side of the town. The location is far enough out of town to avoid the hustle and bustle but close enough to walk to all of the centre's facilities including the college, rail links, shopping and leisure facilities. The position of the development lends itself well to vehicle access towards Thame/Oxford and linking up with the A41 towards Bicester, and offers regular buses into the town centre. There is a rail service offering direct links with London Marylebone (approx. 55 minutes)

## Council Tax

Band E

## Local Authority

Buckinghamshire Council

## Services

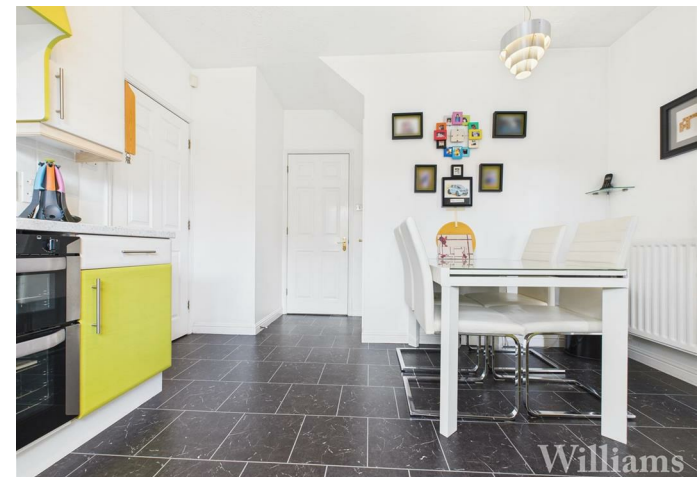
All main services available

## Hallway

Enter through the front door into this hallway comprised of carpeted flooring, a pendant light to the ceiling, a wall mounted radiator, carpeted stairs to the first floor and doors to the kitchen and living room.

## Lounge/Diner

This open plan lounge/diner is comprised of carpeted flooring, pendant and fitted lights to the ceiling, two wall mounted radiators, sliding doors to the conservatory, a door to the kitchen, bay window to the front aspect and ample space for living and dining room furniture.







- Detached Family Home
- Bay Fronted
- En Suite To Master Bedroom
- Garage And Driveway
- Three Double Bedrooms
- Immaculate Order Throughout
- Landscaped Front And Rear Gardens
- Walking Distance To The Grammar Schools & Town Centre

#### **Kitchen/Breakfast Room**

This kitchen is comprised of tiled flooring, a pendant and studio spotlights to the ceiling, a wall mounted radiator, windows to the rear aspect, a door to the utility, a range of wall and base mounted units with an integrated sink with a mixer tap, cupboard downlighting, double oven, electric hob, extractor, dishwasher and fridge/freezer. There is a door to the downstairs storage cupboard.

#### **Utility**

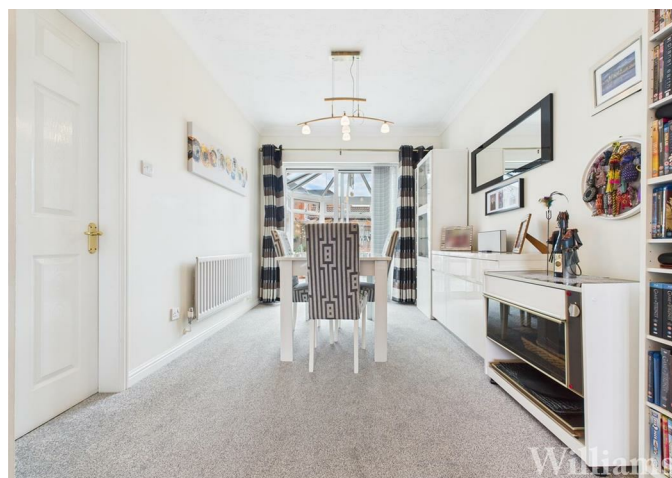
This utility features tiled flooring, a fitted light to the ceiling, door to the downstairs cloakroom and garden, wall and base mounted units with an integrated sink with a mixer tap and undercounter space for white goods.

#### **Cloakroom**

This downstairs cloakroom features a frosted window, tiled flooring, a low level w/c, pendant light to the ceiling, a wall mounted radiator and a hand wash basin with little pillar taps.

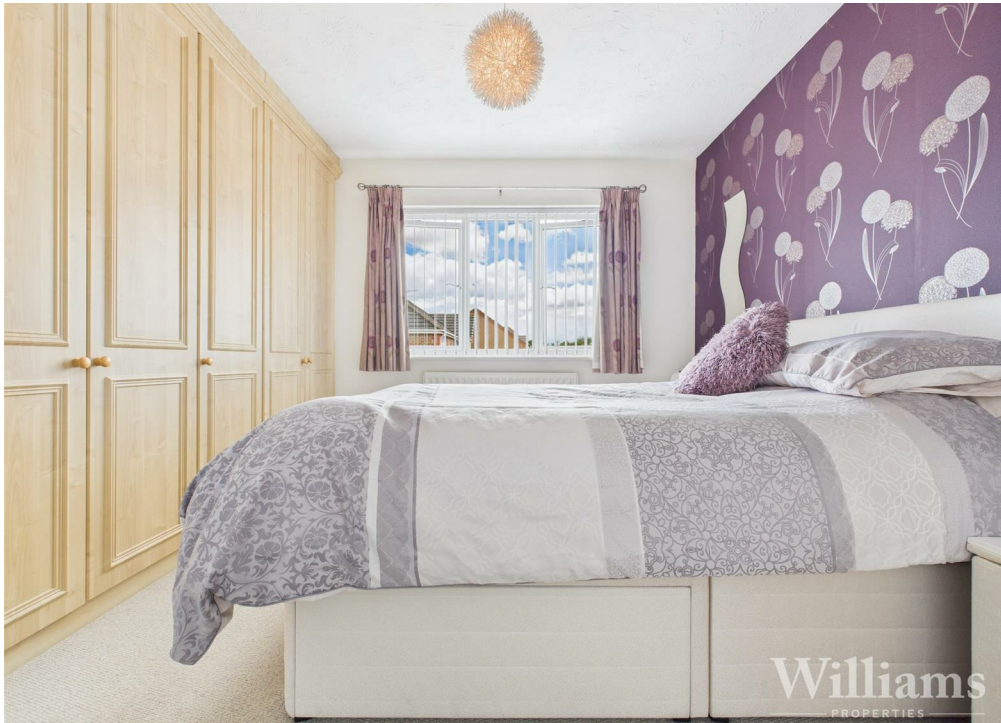
#### **Conservatory**

The Conservatory is double glazed and has tile effect flooring and is overlooking the rear garden, a wall mounted electric heater and wall lighting, double glazed French doors leading out into the garden. Space for a sofa set and other furniture of choice.





The property is conveniently situated within walking distance to the shopping, leisure and dining facilities of the town centre and Aylesbury train station, with regular services directly into London Marylebone. Local schools include - Ashmead School and Oak Green School and secondary schools - Sir Henry Floyd Grammar School, Aylesbury High and Grammar Schools, and The Mandeville School.



**Bedroom & Ensuite**

The master bedroom features built in wardrobes, a bay window to the front aspect, a wall mounted radiator, carpeted flooring, a pendant light to the ceiling, door to the en suite and space for a king size bed and other bedroom furniture. The en suite shower room is comprised of luxury vinyl flooring, a frosted window to the side aspect, light fitting to the ceiling, a hand wash basin vanity unit, a wall mounted radiator, tiling to splash sensitive areas and an enclosed shower unit.

**Bedroom**

The second bedroom features built in wardrobes, a window to the rear aspect, a wall mounted radiator, carpeted flooring and space for a double bed and other bedroom furniture.

**Bedroom**

The third bedroom features a window to the rear aspect, a wall mounted radiator, carpeted flooring, a pendant light to the ceiling and provides space for double/single bed and other bedroom furniture.

**Bathroom**

The family bathroom is comprised, light fitting to the ceiling, tiled to splash sensitive areas, a hand wash basin with mixer tap, a low level w/c, frosted window to the front aspect, a wall mounted radiator and a panelled bathtub with a shower head attachment.

**Rear Garden**

This south facing beautiful recently landscaped garden is fully enclosed featuring a beautiful large patio area with Artificial Grass to the remainder and is a further decking area situated to the rear of the garden and which provides you with space for two seating areas to enjoy . There is a pergola which is a real show piece feature of the garden adding a real ambiance to the garden. There is two storage sheds and a further garden shed and side access to the front of the property where you can find a door leading into the office space.

**Garage And Driveway**

Part Converted Garage with power and lighting and an electric roll up garage door. There is a resin driveway for two cars and Artificial Grass laid to the remainder with plant borders to the edging enclosed to the front by a low level fence.

**Buyers 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
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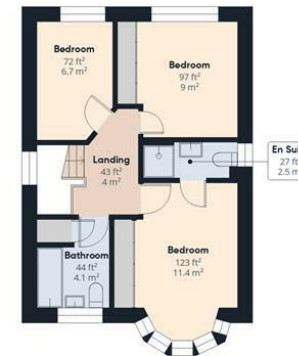








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
 1207 ft<sup>2</sup>  
 112.1 m<sup>2</sup>

(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 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.