



15 Ailward Road

Quarrendon | Aylesbury | Buckinghamshire | HP19 9TX



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Williams Properties are excited to welcome to the market this four bedroom end of terrace property in Meadowcroft, Aylesbury. This property consists of a living room, good size kitchen/diner, entrance hallway downstairs cloakroom and utility room, Upstairs there are four generous bedrooms one with an ensuite bathroom and a family bathroom and outside easy communal parking to the front and an enclosed south facing rear garden and a good size front garden laid to lawn. Viewings are highly recommended on this property.

£385,000

Quarrendon

Quarrendon and Meadowcroft can be found located on the North side of the town centre just off the A41 and close to the Aylesbury Station & Aylesbury Parkway railway station linking with London Marylebone. The area has a wealth of facilities locally including a Tesco Express, Doctors surgery and a large sports ground and community centre and is nearby to a Tesco Extra, M&S, Primary – Thomas Hickman & Secondary – Aylesbury Vale Academy and Aylesbury Grammar Schools.

Local Authority

Buckinghamshire Council

Services

All main services Available.

Council Tax

Band C

Entrance Hall

Enter through the front door into the hallway and consists of light fitting to ceiling, carpet laid to the floor, a wall mounted radiator and Doors leading to the kitchen diner ,downstairs cloakroom, utility room and living room. Stairs rising to the first floor landing.





- Four Double Bedrooms
- Good Size Kitchen/Diner
- Good Size Front & Rear Garden
- Grammar School Catchment
- Walking Distance To The Trian Station
- Ensuite & Family Bathroom
- Utility Room
- Downstairs Wc
- Walking Distance To All Amenities
- Viewings Highly Recommended

Utility Room

This utility was the original kitchen and is fitted with vinyl flooring, a wall mounted radiator, a fitted light to the ceiling, an inset basin with a mixer tap and draining board, space and plumbing for a washing machine and dryer. Window to the front aspect.

Downstairs Cloakroom

Comprising of a hand wash basin, a wall mounted radiator, light fitting to the ceiling and a low level w/c

Living Room

This Living Room features a set of patio doors opening out to the rear garden and consists of a wall mounted radiator, fitted light to the ceiling, carpet laid to the floor and provides space for a large sofa set and other living room furniture of choice.

Kitchen/Diner

This front to back kitchen/dining room is one of great proportions and comprises of a window to the front aspect, wall mounted radiators, fitted light pendants to the ceiling, wood effect flooring and a range of base and wall mounted units, a range style oven and gas hob with extractor fan overhead,, stainless steel sink with draining board and mixer tap, space for a fridge freezer and dishwasher. There is a set of patio doors leading to the rear garden. There is space for a good size dining table and chairs.



The property is located within walking distance to a range of shops and amenities. Further retail and leisure facilities can be found in Aylesbury Town Centre which is easily accessible on foot or by bus.



First Floor Landing

Carpeted stairs rising from the ground floor to a generous sized landing of which consists of light fittings to the ceiling and doors leading into all four bedrooms and family bathroom.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, light pendant to ceiling, a wall mounted radiator and space for a king size bed and other bedroom furniture.

Bedroom

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

Bedroom & Ensuite

Bedroom consists of a window to the front aspect, carpet laid to floor, light pendant to ceiling, a wall mounted radiator and space for a double bed and other bedroom furniture. The fitted ensuite comprises an enclosed shower cubicle, w/c, pedestal hand wash basin vanity unit, tiled to splash sensitive areas, tile effect vinyl flooring, a wall mounted mirrored cabinet and a heated towel rail. Frosted window to the side aspect.

Bedroom

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

Family Bathroom

The family bathroom comprising a w/c, pedestal hand wash basin vanity unit, panelled bathtub with over head shower and glass screen shower, inset shelving, wall mounted mirror, tiling to splash sensitive areas, lighting to the ceiling, wood effect laminate flooring laid to the floor and a wall mounted radiator.

Front & Rear Garden

The front garden is a good size and consists of a path leading up to the front door and lawn laid to the remainder. There is a door to a storage cupboard that can be found to the side of the front door. The generous enclosed rear garden is comprised of a patio area with space for garden furniture and lawn laid to the remainder.

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B		75	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





Floor 0



Floor 1



Approximate total area⁽¹⁾
1259 ft²
117.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: sales@williamsaylesbury.co.uk
Web: www.williamsaylesbury.co.uk
Tel: 01296 435600

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.