



Rowland Way

Hartwell | Aylesbury | Buckinghamshire | HP19 7SP



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Williams Properties are delighted to welcome to the market this four bedroom semi-detached family home on the popular road of Rowland way, close to schools and amenities. The property consists of a spacious living room, kitchen/diner, four bedrooms, an en suite and a family bathroom. Outside offers a low maintenance rear garden, single garage & driveway parking to the front. Viewings are highly recommended.

£450,000

Hartwell

Hartwell is a development on the West side of the town centre. 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. Primary Schools Bearbrook & Secondary Schools Quarrendon & Aylesbury Grammar Schools

Council Tax

Band C

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Porch

Enter through the front door into this enclosed entrance porch, with a door to the kitchen/diner, wood effect flooring, a wall mounted radiator, spotlight to the ceiling and a frosted window with an integrated shoe rack.





- Semi Detached
- Open Plan Kitchen/Diner
- Garage & Driveway
- Four Bedroom Family Home
- Popular Location
- Viewings Highly Recommended

Kitchen/Diner

This kitchen/diner is comprised of wood effect flooring, a wall mounted radiator, fitted lights to the ceiling, double doors to the living room and a door to the enclosed rear garden, carpeted stairs to the first floor and a range of wall and base mounted units with an inset one and half sink with a mixer tap and a window over, tiles to splash sensitive areas and undercounter space for a range of white goods and bar stools.

Living Room

This living room is comprised of carpeted flooring to the majority and wood effect flooring to the rear, a window to the front aspect, French double doors and vertical windows to the enclosed rear garden, spotlights and a fitted light to the ceiling, a vertical radiator, wall and base mounted units with storage space and ample space to the remainder for typical living room furniture.

Landing

The first floor landing is comprised of carpeted flooring, a wall mounted radiator, spotlights to the ceiling, a boarded loft and door to all bedrooms and bathroom.

Bedroom & En Suite

This bedroom is comprised of carpeted flooring, a wall mounted radiator, window to the rear aspect, inset wall-to-wall mirrored wardrobes, space for a double bed and a door to the en suite shower-room.

This en suite shower-room is comprised of wood effect flooring, a spotlight to the ceiling, a low level w/c, hand wash basin with a mixer tap inset into a vanity unit and an enclosed shower unit.



The property is located on the popular Hartwell development in Aylesbury, which offers easy access to facilities including schooling and shops. A more extensive range of amenities can be found in Aylesbury Town Centre which is easily accessible on foot or by bus.



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

Bedroom
This bedroom is comprised of carpeted flooring, a window to the front aspect, a wall mounted radiator and space for a single bed and other bedroom furniture.

Bedroom
This bedroom features carpeted flooring, window to the rear aspect, a wall mounted radiator, fitted lights to the ceiling and space for a double bed and other bedroom furniture.

Bathroom
The family bathroom features wood effect flooring, towel rail, spotlights to the ceiling, low level w/c, a panelled bathtub, enclosed double shower unit and a large hand wash basin and a mixer tap.

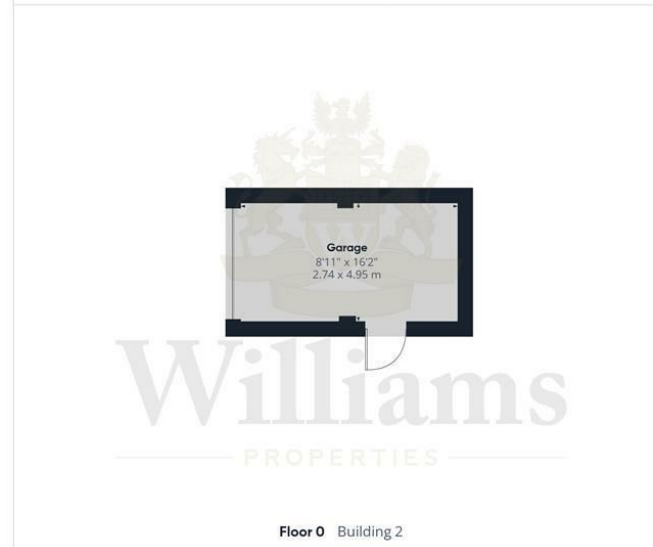
Garden
The enclosed rear garden is comprised of majority patio tiles with ample space for garden furniture, an artificial grass lawn area and doors to a side storage shed and the single garage. A sliding gate allows access to the garage.

Garage & Driveway
There is a single garage in the garden with a side door and an electric up-and-over door to the front, a fitted light to the ceiling and electricity. There is driveway parking to the front of the property for multiple vehicles. A sliding gate to the side of the garden allows access to 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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
[92-100] A			[92-100] A		
[81-91] B			[81-91] B		
[69-80] C			[69-80] C		
[55-68] D			[55-68] D		
[43-54] E			[43-54] E		
[31-42] F			[31-42] F		
[1-30] G			[1-30] 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		





Approximate total area^m 1460 ft² 135.6 m² Reduced headroom 13 ft² 1.2 m²	
(1) Excluding balconies and terraces	
Reduced headroom Below 5 ft/1.5 m	
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.	
GIRAFFE 360	