



17 Malvern Road

| Aylesbury || HP20 1QF



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* NO ONWARD CHAIN* Williams Properties are delighted to welcome to the market this excellent three bedroom family home on the desirable south-side neighbourhood of Broughton. The property is within walking distance to Broughton Infant and Junior schools. Accommodation comprises of an entrance hall, living room, downstairs cloakroom, kitchen, sunroom, three bedrooms and a family bathroom. Outside there is a sculpted enclosed rear garden, off road driveway parking to the front, a front garden and an integral garage. Viewing is strongly advised on this stunning property.

Offers in excess of £475,000

Broughton

Broughton is an established residential area on the South East side of the town centre and offers good access to the A418 towards Milton Keynes and the A41 towards Tring and London. The area has a popular primary school and family facilities including a children's play area, shopping parade with a convenience store, takeaways as well as a doctor's surgery nearby. There is also regular bus services into and around the town centre. Primary & Junior School – Broughton & Secondary Schools – The Grange & Aylesbury Grammar Schools

Local Authority

Buckinghamshire Council

Services

All main services available

Council Tax

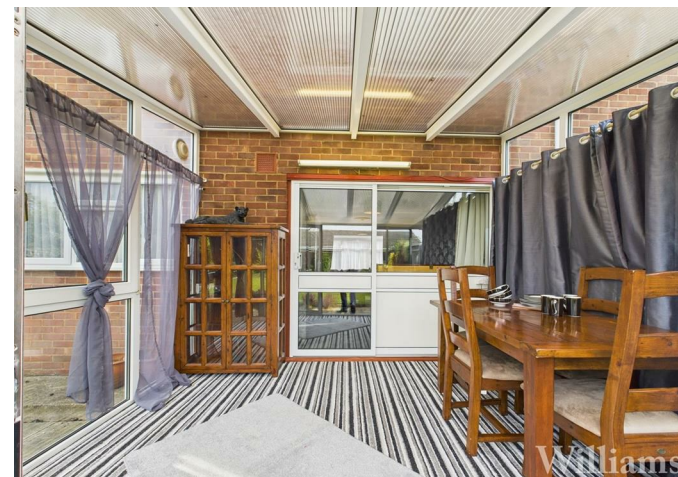
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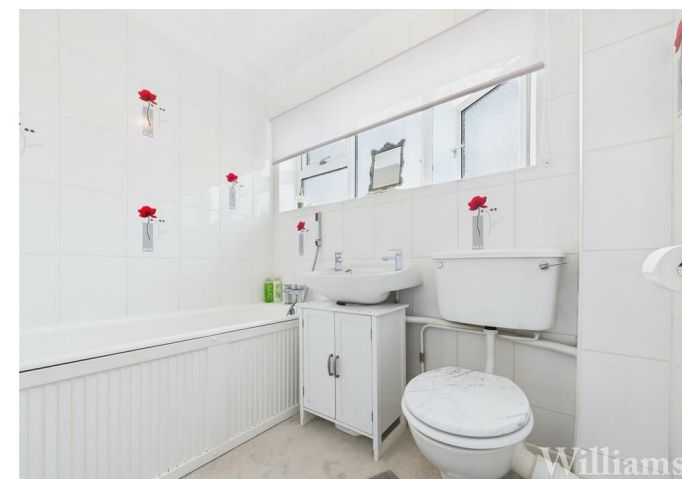
Entrance Hall

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

Living Room

This living room is comprised of carpeted flooring, two pendant lights to the ceiling, a window to the front aspect, sliding glass doors to the conservatory and ample space for lounge furniture.





- Desirable Location
- Semi Detached
- Front & Rear Gardens
- Walking Distance To Amenities
- Three Bedrooms
- Garage & Driveway
- Walking Distance To The Grammar Schools
- Direct Access Onto The A41 To Watford

Kitchen

The kitchen is composed of dual aspect windows to the side and rear aspects, tile effect flooring, a fitted light to the ceiling, a door leading to the entrance and a further hallway, a wall mounted radiator, door to a storage cupboard and a range of wall and base mounted units including an inset sink with a mixer tap and draining board and space for a range of white goods.

Sunroom

This conservatory is comprised of carpeted flooring, windows surrounding and a sliding door to the enclosed rear garden, a further sliding door from the living room, a fitted light to the wall and space for furniture.

Downstairs Cloakroom

This downstairs cloakroom features a fitted light to the ceiling, a frosted window, low level w/c and a hand wash basin with a tap.

First Floor

This first floor landing is comprised of carpeted flooring, a pendant light to the ceiling, loft access, window to the front aspect and doors to three bedrooms and the family bathroom.

Bedroom

The second bedroom is comprised of carpeted flooring, a window to the front aspect, studio spotlights to the ceiling, a wall mounted radiator and space for a double bed and other bedroom furniture.



The property is a short walk away from all amenities including a long hours pharmacy, dentist, off licence as well as a canal and multiple walking paths and both nearby schools are forest schools rated as 'good'. There is also regular bus route that serves the area.



Bedroom

The master bedroom features a window to the rear aspect, a wall mounted radiator, pendant light to the ceiling, carpeted flooring and space for a king sized bed and other bedroom furniture.

Bedroom

The third bedroom is comprised of a pendant light to the ceiling, a window to the rear aspect, carpeted flooring, a wall mounted radiator and space for a single bed and other bedroom furniture.

Family Bathroom

This family bathroom is composed of a wall mounted radiator, frosted window, fully tiled walls, a low level w/c, a hand wash basin with hot and cold taps, a fitted light to the ceiling and a panelled bath with a mixer tap.

Rear Garden

This enclosed rear garden is comprised of a pathway from the patio area, with space for garden furniture, to the rear of the garden, shrubbery surrounding the garden and grass lawn laid to the remainder.

Front Garden, Garage & Driveway

The front garden features grass lawn to the remainder, flower beds and other shrubbery, to the side of this there is a driveway with space for multiple vehicles leading to the integral garage with an up and over door.

Buyers Notes

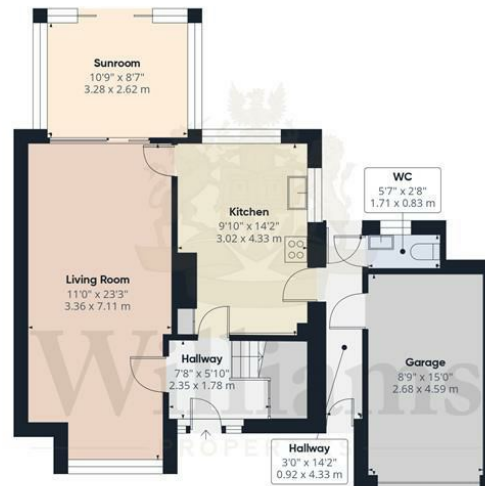
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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	

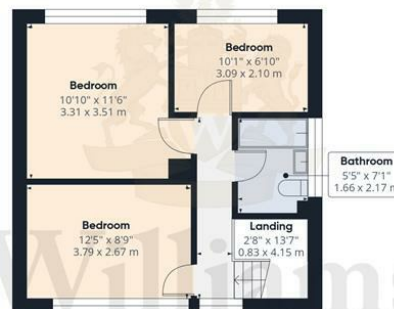
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Williams



Floor 0



Floor 1



Approximate total area⁽¹⁾
 1115 ft²
 103.5 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: aylesbury@williams.properties
Web: www.williams.properties
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.