



Foskett Way

The Green | Aylesbury | Buckinghamshire | HP21 9AB



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Williams properties are delighted to present to the market a superb four bedroom town house with garage and driveway and situated in an enviable spot overlooking a small park. The property boasts of four generous bedrooms, master with ensuite to the upper floors, a living room and kitchen/diner and down stairs cloakroom to the ground floor. This is an ideal home for a growing or large family wanting good schools and local amenities.

Offers in excess of £425,000

The Green

The location is a sought after South Side development with access to local shops, takeaway and The Guttman Sports Centre & Gym. The nearby market town of Aylesbury provides a full range of commercial, shopping and leisure facilities. For those wishing to commute to the City, a main line station to London Marylebone can be found in either Stoke Mandeville or Aylesbury they have a journey time of approx. 50 & 55 minutes respectively. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame. Primary & Junior Schools – William Harding & Secondary Schools – The Grange & Aylesbury Grammar Schools

Local Authority

Aylesbury Vale District Council

Council Tax

Band E

Services

All main services available

Entrance Hall

Entrance to property via a raised step through composite front door into the entrance hall, doors leading to living room and kitchen/diner and down stairs cloakroom. Stairs rising to first floor landing.





- Four Double Bedrooms
- Garage & Driveway
- En-Suite Master Bedroom
- Grammar School Catchment
- Overlooking a Park
- Kitchen/Diner
- Downstairs WC
- Walking Distance To All Amenities & The Town Centre

Downstairs Cloakroom

The downstairs cloakroom comprising of light pendant to the ceiling, wall mounted radiator, vinyl to the floor, a storage cupboard above the low level w/c, hand wash basin with tiled splashback and low level WC.

Living Room

The living room features a wall mounted radiator, double glazed window to rear aspect, patio doors to rear garden, light pendants to the ceiling, wood effect flooring and provides space for at least two sofas and other living room furniture

Kitchen/Diner

Open plan kitchen/dining area. Fitted kitchen with tiled walls and comprising of a window to front aspect, a range of base and wall mounted units, roll top work tops, integrated oven with four-ring gas hob, stainless steel extractor hood, storage cupboards, stainless steel one and a half bowl sink with draining board and mixer tap, integrated fridge/freezer, integrated dishwasher, space for washing machine and tiled effect flooring throughout.

First Floor Landing

Stairs rising from ground floor entrance hall to the first floor landing. Doors leading to two bedrooms and bathroom, fully carpeted throughout and light pendant to the ceiling.

Bedroom

Bedroom two consists of carpet laid to the floor, light pendant to the ceiling, two UPVC double glazed windows to rear aspect, a wall mounted radiator and provides room for kingsize bed and other bedroom furniture.



A superb family property overlooking a small park and offering four double size bedrooms, an en-suite master bedroom, well appointed kitchen diner, downstairs wc, garage & driveway alongside.



Bedroom

Bedroom three features two UPVC double glazed windows to front aspect, carpet laid to the floor, light pendant to the ceiling, a wall mounted radiator, space for a double bed and other bedroom furniture.

Bathroom

The family bathroom suite comprising of a tiles to splash sensitive areas, heated towel rail, low level WC, vinyl flooring, pedestal hand wash basin and bath tub with overhead shower and a further hand held shower attachment.

Second Floor Landing

Stairs rising from first floor landing to second floor landing, carpet laid to the floor, light pendant to the ceiling and doors leading to master bedroom/en-suite and bedroom four.

Master Bedroom & Ensuite

Master bedroom comprises two separate UPVC double glazed windows to front aspect, a wall mounted radiator, built in wardrobes, light pendant to the ceiling and provides space for a for a super king bed and other bedroom furniture, Door to en-suite. En-Suite comprises of low level WC, hand wash basin, heated towel rail, double sized shower stall, vinyl flooring and tiled splash back to splash sensitive areas.

Bedroom

The Fourth bedroom consists of a set of UPVC double glazed windows to rear aspect, carpet laid to the floor, a wall mounted radiator light pendant to the ceiling, space for double bed and other bedroom furniture.

Rear Garden

An enclosed rear garden with a patio area and remainder laid to lawn, a shed at the bottom of the garden and a side gate leading to the driveway.

Garage & Driveway

A single garage set to the rear of the property. There is Parking for two vehicles to the front of the garage.

Buyer Notes

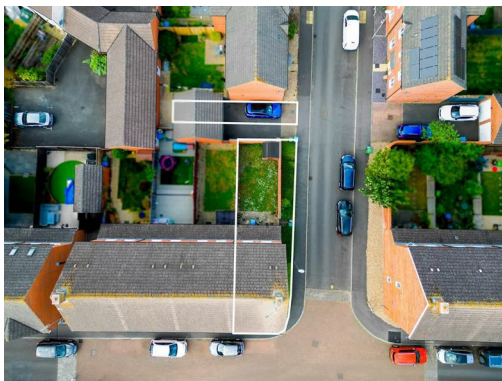
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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	

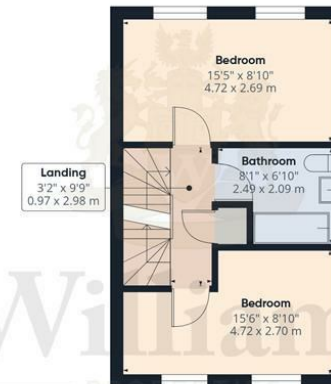
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



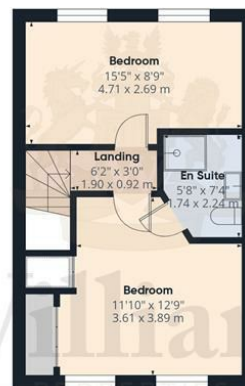
Williams



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area^m

1285 ft²
119.5 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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.