



Ivinghoe View

Broughton | Aylesbury | Buckinghamshire | HP20 1HN



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Williams Properties are pleased to present this three bedroom semi-detached house including double length garage, close to Aylesbury town centre. The property is within walking distance of amenities and leisure facilities. Accommodation comprises of a living room, kitchen, three bedrooms and a bathroom. Outside there is a good sized rear garden and driveway parking. Viewing comes highly recommended on this superb property.

£415,000

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

Council Tax

Band C

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hallway

Enter through the front porch into the entrance hallway, comprising of wood effect flooring, a fitted light to the ceiling, door to the living room and carpeted stairs rising to the first floor.

Porch

Enter through the front door into the porch with a further door leading into the hallway.

Hallway

Stairs rise to the first floor, door to the living room.





- Semi-Detached Property
- Double Length Garage & Driveway
- Easy Reach of The A41
- Close To Schools
- Three Bedroom
- Generously Sized Enclosed Rear Garden
- Immaculate Order Throughout
- Viewings Highly Recommended

Living Room

Living room consists of a window to the front aspect, light fittings to ceiling, wall lights, wood effect flooring, storage cupboard, wall mounted radiator and doorway to the kitchen/diner.

Kitchen

Kitchen/diner consists of a range of wall and base mounted units with worktops and breakfast bar, inset sink bowl unit with window over, gas hob, oven and overhead extractor fan, integrated fridge/freezer, integrated dishwasher and washing machine. Door leading out to the rear garden, spotlights to ceiling and space for a dining table set.

Bathroom

This bathroom is comprised of tiled flooring, spotlights to the ceiling, a frosted window, low level w/c & a hand wash basin with a mixer tap, heated towel rail and a panelled bathtub with overhead shower and a glass screen, mixer tap and overhead shower.

Bedroom

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

Bedroom

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



The property is within walking distance from a doctor's surgery, pharmacy and convenience store. St Louis Catholic Primary School and Bierton Church of England School are both a short distance.



Bedroom
Bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling, wall mounted radiator and space for a bed.

Garden
The enclosed rear garden is comprised of a patio area with space for garden furniture. Grass lawn laid to the remainder and access to garage.

Drive and Garage
Double length garage with power and light, window to the rear aspect. There is a driveway in front of the garage for 1 car

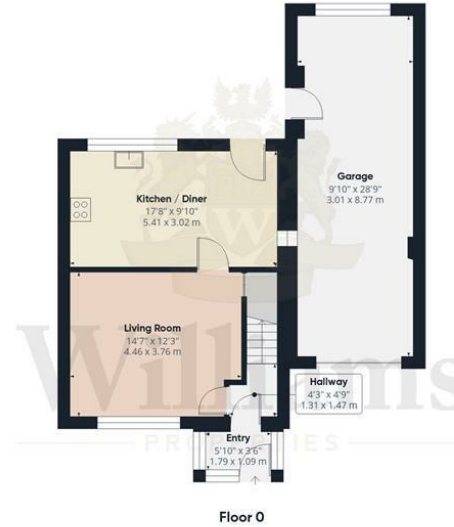
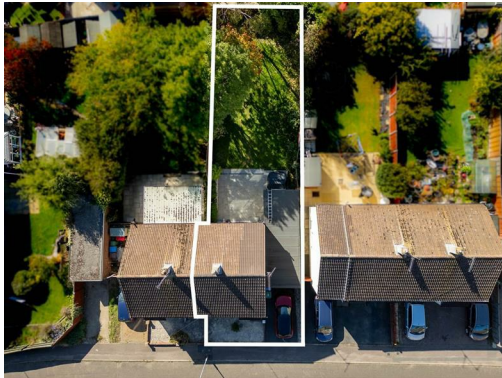
Buyer Notes
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(1-34) 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			
(0-10) A			
(11-20) B			
(21-30) C			
(31-40) D			
(41-50) E			
(51-60) F			
(61-70) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
 1072 ft²
 99.6 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.

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.