



Edward Close

Stoke Grange | Aylesbury | Buckinghamshire | HP21
9YQ



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Williams Properties are delighted to welcome to the market this immaculate four bedroom semi-detached home on the sought after Stoke Grange development in Aylesbury. The property is in immaculate order throughout and consists of a kitchen/diner, living room, conservatory, downstairs cloakroom, four bedrooms - one being located downstairs with an en suite, and a family bathroom. Outside there is a enclosed rear garden, outbuilding and driveway parking for two vehicles. Viewing is highly recommended on this fantastic property, ideal for a family home.

Guide price £495,000

Stoke Grange

Stoke Grange is a sought after South Side development with a parade of shops a school and pedestrian access to the Guttman Sports centre. The nearby market town of Aylesbury provides a full range of commercial, shopping and leisure facilities as well as Grammar Schools. 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.

Council Tax

Band D

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hallway

Enter from the porch into this entrance hallway, comprised of wood effect flooring, spotlights to the ceiling, carpeted stairs to the first floor and doors to the downstairs cloakroom, downstairs bedroom and the living room.

Cloakroom

The downstairs cloakroom is comprised of wood effect flooring, a wall mounted radiator, a frosted window, low level w/c and a hand wash basin with a mixer tap.





- Four Bedroom Semi-Detached
- Driveway Parking
- Multiple Reception Rooms
- Top School Catchment
- Popular South Side Location
- Viewings Highly Recommended

Bedroom

This downstairs bedroom is comprised of wood effect flooring, a window to the front aspect, spotlights to the ceiling, door to the en suite and space for a double bed and other bedroom furniture.

En Suite

The en suite bathroom is comprised of fully tiled walls and flooring, a heated towel rail, frosted window, spotlights to the ceiling, a low level w/c, hand wash basin with a mixer tap inset into vanity unit and an enclosed shower unit

Living Room

The living room is comprised of wood effect flooring, a bay window to the front aspect, multiple wall mounted lights and spotlights to the ceiling, a wall mounted radiator and door leading to the kitchen/diner. Ample space for typical lounge furniture.

Kitchen/Breakfast Room

This kitchen/breakfast room is comprised of wood effect flooring, wall mounted lights, spotlights and studio spotlights to the ceiling, a wall mounted vertical radiator, an under stairs storage cupboard, a window to the rear aspect, side door to the garden patio area, open plan access to the conservatory and a range of wall and base mounted units including an inset sink with a mixer tap, dishwasher, double oven, induction hob and space for other white goods and space under the counter for barstools.



Stoke Grange is a popular and established family orientated neighbourhood, which offers residents easy walking access to top primary and secondary schools, amenities and open green and recreation grounds. There are superb road links with easy access to the A41 as well as a bus route with regular services into Aylesbury Town and the surrounding towns and villages. The town centre is a short walk away which offers a large range of shopping and leisure facilities, as well as a mainline train station with direct services to London Marylebone.



Conservatory

This brick based conservatory is comprised of windows surrounding, a pendant light to the ceiling, wood effect flooring and French double doors to the enclosed rear garden. Space for a dining table and chairs or reception room furniture.

Landing

This first floor landing is comprised of a frosted window to the side aspect, carpeted flooring, a pendant light to the ceiling and doors to all three bedrooms, an airing cupboard and the family bathroom.

Bedroom Three

The third bedroom is comprised of carpet underfoot, a pendant light to the ceiling, a wall mounted radiator, window to the front aspect and space for a bed and other bedroom furniture.

Bedroom Two

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

Master Bedroom

The master bedroom is comprised of a window to the front aspect, a wall mounted radiator, pendant light to the ceiling, carpeted flooring, an inset double wardrobe and space for a double bed and other bedroom furniture.

Bathroom

The family bathroom is comprised of a frosted window to the rear aspect, a hand wash basin with a mixer tap, a heated towel rail, a low level w/c, spotlights to the ceiling and a panelled bathtub with an overhead shower, mixer tap and shower screen. Tiling to all splash sensitive areas.

Garden

The low maintenance enclosed rear garden is comprised of two patio areas, both with ample space for garden furniture, side access leading to a gate to the front of the property, artificial grass lawn and access to the outbuilding.

Garden Office

The outbuilding is comprised of wood effect flooring, a fitted light to the ceiling, French double doors and space for garden office or reception room furniture.

Parking

There is driveway parking to the front of the property for two vehicles

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		
	Current	Potential		Current	Potential
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		
(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		



Williams



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
1074 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.