



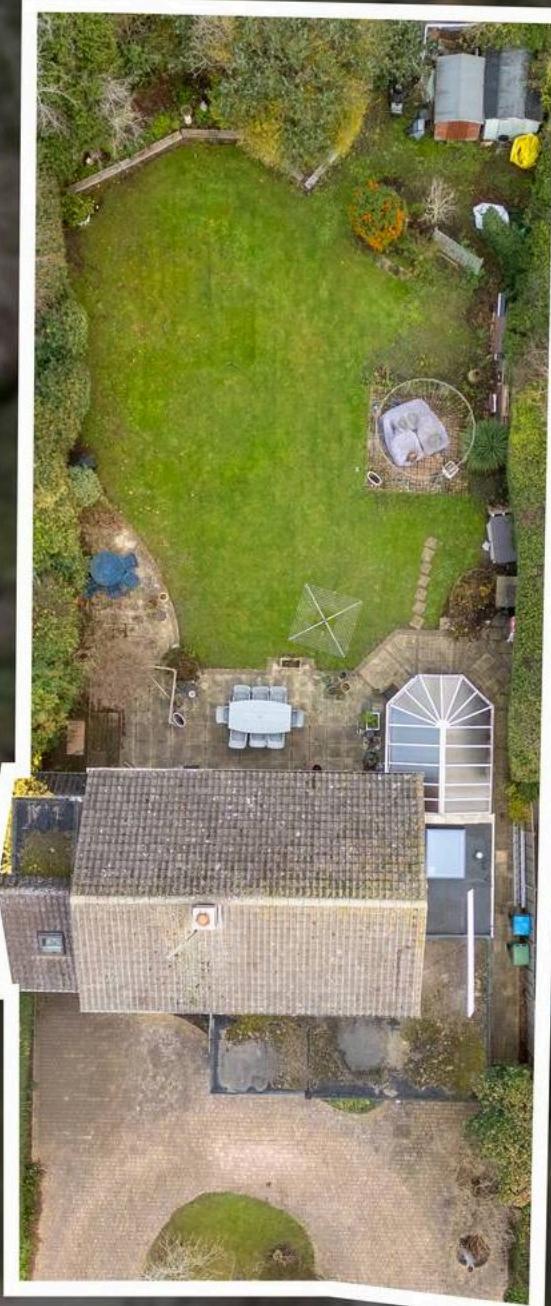
9 Westminster Drive, Aylesbury

Aylesbury

Guide Price **£775,000**



Williams



9 Westminster Drive

Aylesbury, Aylesbury

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Entrance Porch

Enter through the front door into the entrance porch comprised of tiled flooring, a wall mounted radiator, fitted light to the ceiling, windows to the front aspect, side aspect and the dining room and a door leading to the hallway.

Hallway

This hallway is composed of wood effect flooring, a pendant light to the ceiling, a wall mounted radiator, under-stairs storage cupboard, carpeted stairs to the first floor and doors to the living room, kitchen, downstairs w/c and dining room.

Living Room

The L-shaped living room is composed of carpeted flooring, floor to ceiling windows to the front and rear aspects, a door to the enclosed rear garden, pendant lights to the ceiling, a feature fireplace, three wall mounted radiators and space for a sofa set and other living room furniture.

Cloakroom

The downstairs cloakroom is comprised of a frosted window, wood effect flooring, a pendant light to the ceiling, a hand wash basin with hot and cold taps and a low level w/c.

Kitchen

The kitchen features wood effect flooring, a window to the rear aspect, spotlights to the ceiling, underfloor heating, a range of wall and base mounted units including an integrated dishwasher, one-and-a-half sink with a mixer tap, cupboard downlighting, oven, electric stove and extractor. A skylight window to the ceiling and open plan access to the utility room and the conservatory.

Utility Room

The utility room is composed of a wall mounted radiator, fitted storage cupboards and a worktop with space and pluming for a washing machine and tumble dryer.



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PROPERTIES

Conservatory



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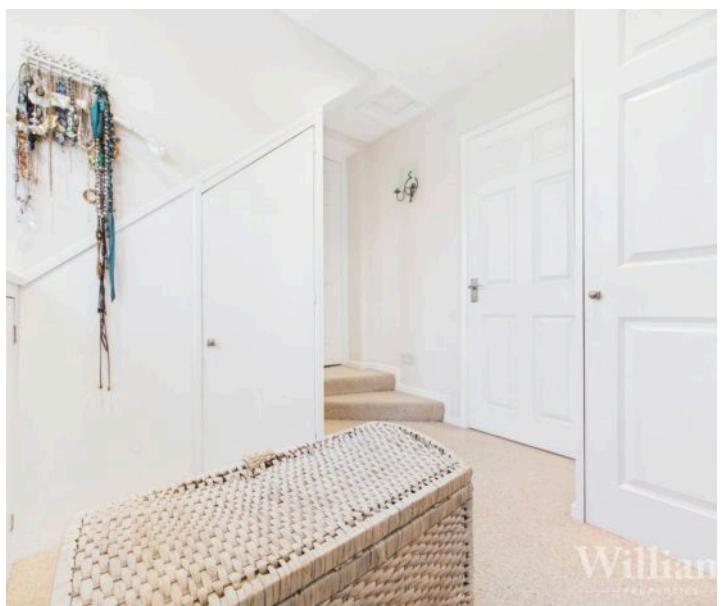
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Approximate total area⁽¹⁾

2165 ft²
201.3 m²

Reduced headroom

17 ft²
1.6 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.