



9 Hawleys Lane, Whitchurch
£400,000



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Whitchurch, Aylesbury

Whitchurch is a very pretty village situated five miles north of Aylesbury and on the A413 heading towards Winslow & Buckingham. The village offers a Primary & Junior school, a church and a public house, whilst more extensive shopping and schooling can be found in Aylesbury, including the Aylesbury Grammar Schools. Rail links with London Marylebone can be found in Aylesbury and from Milton Keynes Central to London Euston. . • Aylesbury approx. 5 miles • Winslow approx. 5.5 miles • Leighton Buzzard approx. 9 miles • Milton Keynes approx. 17 mile

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



Entrance Hall

Enter through the front door into the entrance hall consisting of doors to living room, all three bedrooms, bathroom and kitchen.

Living Room

Living room consists of a window to the front aspect, feature fireplace, carpet laid to floor, light fitting to ceiling and wall mounted radiator. Space for a sofa suite and other living room furniture.

Bedroom

Bedroom consists of carpet laid to floor, light fitting to ceiling, wall mounted radiator, built in wardrobe and window to the front aspect. Space for a bed and other bedroom furniture.

Kitchen

Kitchen comprises a range of wall and base mounted units with wooden square edge worktops, inset sink bowl unit with mixer tap and draining board, inset electric hob, extractor fan and splashback. Integrated fridge/freezer and double oven. Space and plumbing for washing machine and under counter fridge. Wood flooring, recess spotlights, heated towel rail and open plan to conservatory.

Conservatory

Conservatory consists of windows to the surround, wood flooring, French doors leading out to the rear garden and space for a large dining table set and/or other furniture.

Bathroom

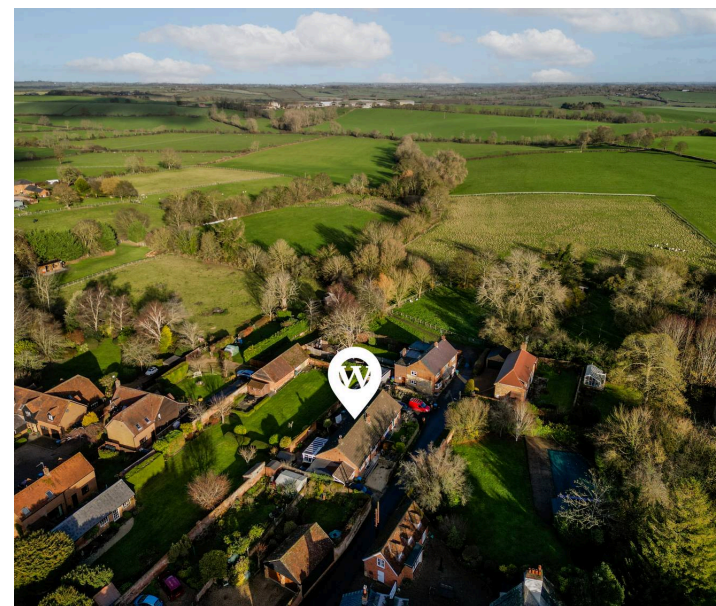
Bathroom consists of a low level wc, hand wash basin unit and walk in shower. Tiling to splash sensitive areas, heated towel rail and tiled flooring.

Bedroom

Bedroom consists of carpet laid to floor, light fitting to ceiling, wall mounted radiator and window to the rear aspect. Space for a single bed and other bedroom furniture.

Bedroom

Bedroom consists of carpet laid to floor, light fitting to





Floor 0 Building 1

Approximate total area⁽¹⁾

921.38 ft²

85.60 m²



Floor 0 Building 2

(1) Excluding balconies and terraces

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