



RAKE WAY, HAWKSLADE, AYLESBURY

OFFERS OVER £435,000

FREEHOLD

A three bedroom family home located in a popular southside residential area offered with no upper chain. This spacious property features a bright living room, modern kitchen/diner, conservatory and a useful utility space. Upstairs offers three bedrooms, including a master with en suite shower room and a family bathroom. Externally, the home benefits from a private garden, garage and driveway parking. Ideal for families seeking comfort and convenience in a desirable location.



RAKE WAY

- POPULAR SOUTHSIDE RESIDENTIAL LOCATION • THREE BEDROOM FAMILY HOME • PARTLY CONVERTED GARAGE AND DRIVEWAY • LANDSCAPED REAR GARDEN • MODERN KITCHEN/DINER • ADDITIONAL FLEXIBLE LIVING SPACE • NO UPPER CHAIN • CLOSE TO SCHOOLS AND AMENITIES • DOUBLE GLAZED THROUGHOUT • 8 SOLAR PANELS



LOCATION

Situated on the southern outskirts of the town with good access towards London, High Wycombe and the M40. This well-regarded area is situated within walking distance of Stoke Mandeville Hospital and borders open countryside. There are two schools within short walking distance as-well as a community centre and convenience store on the estate.

ACCOMMODATION

Upon entering, you're welcomed into the entryway with space for coats and shoes. The generous living room is a comfortable retreat, featuring a charming marble fireplace as a focal point, built in window seating and a warm, inviting ambiance. A door from the lounge leads to the inner hall, which houses a cloakroom and provides access to a versatile additional room with built in storage units, perfect for use as a home office or playroom.

The kitchen/diner is fitted with an inset gas hob, oven, cooker hood and splashback, along with generous worktop space and room for additional appliances. This sociable area opens into a bright conservatory, offering a pleasant spot to relax while enjoying views over the garden.

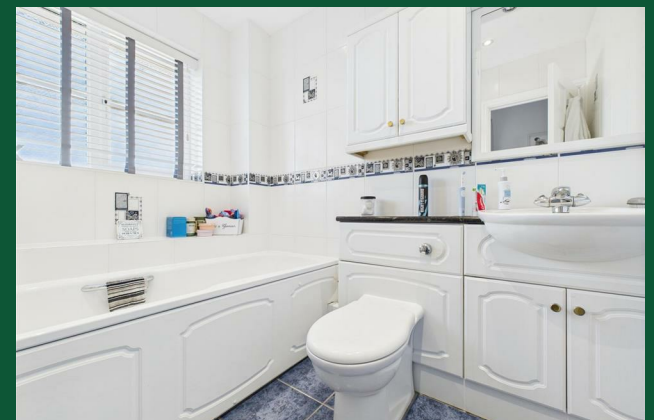
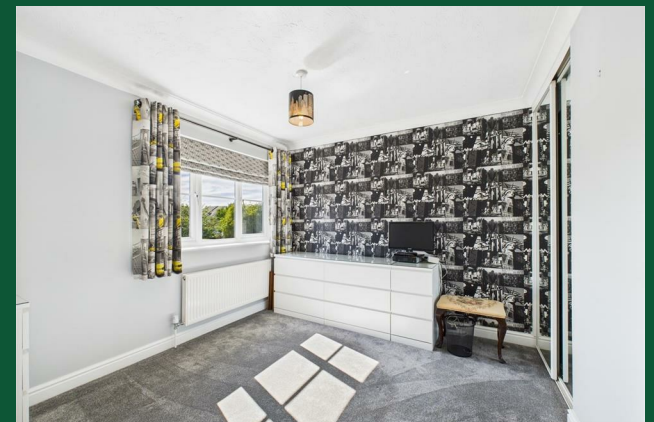
Upstairs, the first floor landing has access to the loft which is boarded and has a pull down ladder. The property boasts three well proportioned bedrooms.

The main bedroom benefits from a built-in wardrobe and an en suite shower room for added privacy and convenience. The second bedroom also includes built-in storage, while the third could be used as a nursery or study. The family bathroom includes a three-piece suite with built in storage.

Externally, the rear garden is thoughtfully landscaped with a mix of patio and lawn areas, a water feature, and plant borders and offering a peaceful outdoor space for all the family. There is a garden shed for storage, 3 water butts, outside tap to the front & back, gated access to the rear for added convenience. The property also benefits from a partly converted garage and driveway.

This excellent home combines space, functionality and a desirable location, making it a superb choice for families or those looking for comfortable, flexible living in the southside.

RAKE WAY





Ground Floor



Floor 1

Approximate total area⁽¹⁾
1015 ft²
94.1 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.

GIRAFFE360



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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