



Dickens Way

| Aylesbury | Buckinghamshire | HP19 8SR



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A rare opportunity to acquire a one bedroom bungalow, in good order throughout, on the popular Haydon Hill development in Aylesbury. The property comprises of a lounge/dining room, kitchen, bathroom and double bedroom, with a patio garden to the rear. The property is within close proximity to a range of amenities and Aylesbury Town is easily accessible by car or bus. Viewing is highly recommended on this ideal home.

Guide price £210,000

- One Bedroom Bungalow
- Popular Neighbourhood
- Parking
- Close to Shops
- Close to Town
- Bus Route
- Walking Distance to Station
- Viewing Strongly Advised

Haydon Hill

Haydon Hill can be found located on the North side of the town centre just off the A41 and close to the new Aylesbury Parkway railway station linking with London Marylebone. The area has a wealth of facilities locally including a Tesco Express, doctors surgery, various other shopping and two public houses on the nearby Meadowcroft area. Also on Meadowcroft is a local sports ground and community centre. Primary – Thomas Hickman & Secondary – Aylesbury Vale Academy Aylesbury Grammar Schools

Council Tax

Band B

Local Authority

Aylesbury Vale District Council

Services

All main services available

Entrance

Small courtyard to the front of the property leading to composite front door. Opens into hallway with doors to all rooms and a storage cupboard.



The property benefits from an allocated parking space which is located at the rear of the property. Local amenities including a fish and chip takeaway, Chinese takeaway and shop offering pitstop groceries are easily accessible on foot.



Bathroom

Fitted suite comprising of bathtub with shower attachment and curtain rail, low level WC and pedestal hand wash basin, window to the outside aspect and tiling to walls and splash sensitive areas.

Kitchen

Modernised kitchen comprising of a range of base and wall mounted units, roll top work top, inset sink with draining board and mixer tap, integrated fridge/freezer, and oven with hob and extractor fan. Space and plumbing for a washing machine. Window to the front aspect and partial tiling to the walls.

Lounge

Lounge with doors opening to the rear garden and comprising of carpet laid to floor and lighting to ceiling, with space for a three piece suite and other furniture.

Bedroom

Double bedroom comprising of carpet laid to floor, window to the rear aspect, lighting and coving to ceiling and wall mounted radiator panel. Space for a double bed and other furniture.

Rear Garden

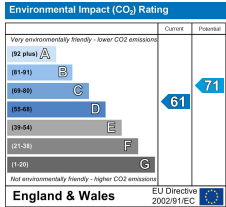
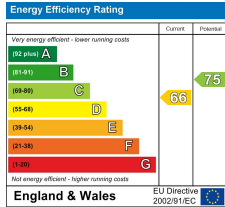
Patio garden to the rear garden, enclosed with a timber fence.

Parking

Allocated parking to the rear.

Anti-Money Laundering Regulations

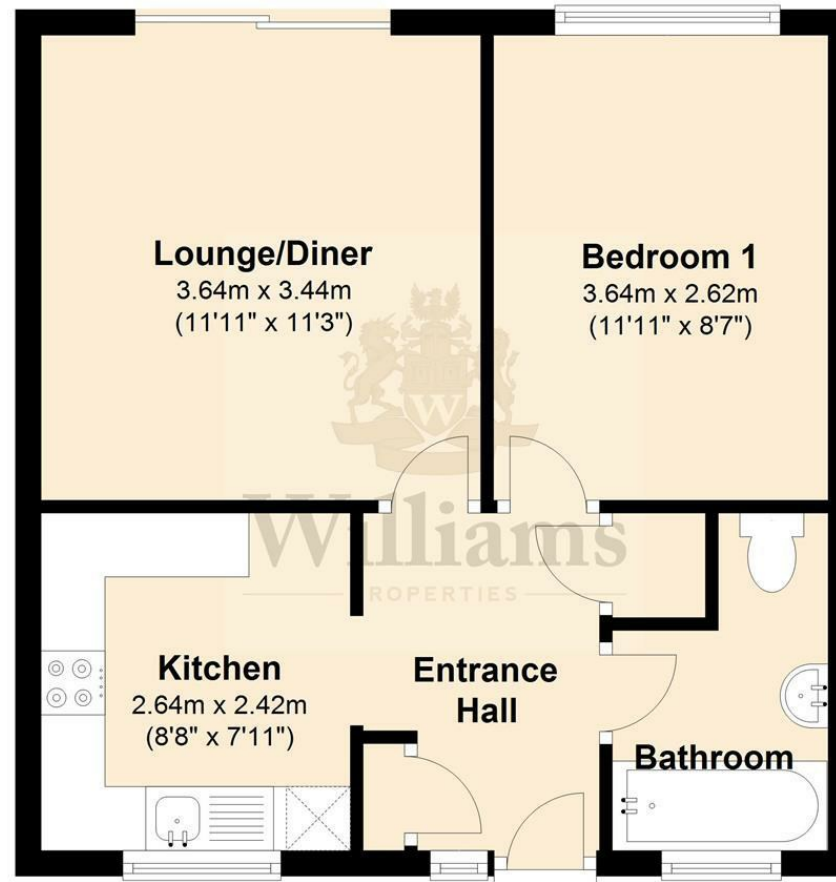
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





Ground Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



Total area: approx. 39.2 sq. metres (422.2 sq. feet)



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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.