



Avalon Street

Exemplar Park, | Aylesbury | Bucks | HP18 0GS



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Williams Properties are delighted to showcase this superb three/four bedroom family home on the popular Exemplar Park development in Aylesbury. This property is in immaculate order throughout and accommodations comprise cloakroom, bedroom four/study and kitchen/diner to the ground floor, a bedroom, bathroom and lounge to the first floor, and two superb bedrooms to the top floor, one with en-suite. Outside, there is an enclosed rear garden and a garage, with additional parking available. Viewing is strongly advised on this excellent family home.

Offers over £350,000

- Superb Condition Throughout
- Enclosed Rear Garden
- Good Size Kitchen Diner
- Walking Distance to Train Station
- Three/Four Bedroom House
- Garage and Parking to Rear
- En-Suite to Master
- Quiet Location

Exemplar Park

Exemplar Park is a new development nestled on the edge of Aylesbury within stunning open countryside. The development boasts easy access to the new Aylesbury Vale Academy, community centre and excellent transport links, including the Aylesbury Parkway Train Station with its regular direct link to London Marylebone in just under an hours journey. There are a number of walkways and local parks ideal for an active family. Easy access to A41 and M40, M1 and M25. There are local shops in the vicinity and a regular bus service into the town centre just 2.4 miles from Aylesbury town centre .

Local Authority

Aylesbury Vale District Council

Council Tax

Band D

Services

All main services available

Entrance

Entrance via front door into entrance hall, with doors to cloakroom, study/playroom and ahead into the kitchen/diner. Stairs rising to the first floor.

Study/Bedroom Four

Reception room that could be used as a study, playroom or even a fourth bedroom. The room features a window to front aspect, wall mounted radiator, lighting to ceiling and space for a variety of furniture.



The property is conveniently located within close proximity to the Aylesbury Vale Parkway train station which provides regular services directly into London Marylebone. A more extensive range of amenities is located in Aylesbury which can easily be reached by bus, car or on foot. The A41 towards Bicester is accessible by car in under five minutes.



Downstairs Cloakroom

Downstairs cloakroom comprising of low level WC and hand wash basin, with tiling to splash sensitive areas.

Kitchen/Diner

Spacious open plan kitchen/dining area, comprising of newly-fitted kitchen area with a range of base and wall units, wood affect worktop, inset sink with draining board and mixer tap, inset oven with hob and extractor fan, space for white goods; fridge/freezer, dishwasher and washing machine. Dining area comprising of bi-fold doors opening out to rear garden, wall mounted radiator, space for a large dining set and other furniture. Door to under-stairs storage cupboard.

First Floor

Carpeted stairs rising from the ground floor to the first floor landing, with doors into bedroom three, family bathroom, lounge and under-stairs storage. Further stairs rising to the top floor.

Bedroom Three

Bedroom three comprising of carpet laid to floor and lighting to ceiling, with window to the rear aspect, wall mounted radiator panel and space for a bed and other furniture.

Lounge

Large lounge area with carpet laid to floor, lighting to ceiling, window to front aspect and wall mounted radiator. Space for a three piece suite and a range of furniture.

Family Bathroom

Main bathroom suite comprising of bathtub with shower over, low level WC and hand wash basin, with frosted window, towel rail and tiling to splash sensitive areas of the walls. Tiling laid to floor.

Second Floor

Stairs rising to the top floor landing, with doors leading off to both bedrooms and airing cupboard.

Master Bedroom

Main bedroom comprising of carpet laid to floor and lighting to ceiling, window to front aspect, wall mounted radiator, fitted wardrobe and door leading to En-suite. Space for a double bed and other furniture.

En-Suite

Modern En-suite shower room comprising of tiled flooring, enclosed large shower stall, low level WC and hand wash basin, with towel rail and tiling to walls.

Bedroom Two

Bedroom two comprising of carpet laid to floor and lighting to ceiling, with window to rear aspect, wall mounted radiator and space for a double bed and other furniture.

Garden

Bi-fold doors leading out to enclosed rear garden, patio area off kitchen/diner with artificial grass laid to remainder of garden. Paneled fencing on both sides with brick wall to rear.

Garage and Parking

Garage to rear of property with one allocated parking space in front of garage.

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.



