



66 Chaucer Drive

| Aylesbury | Buckinghamshire | HP21 7LL



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Williams properties are delighted to bring to the market this recently redecorated three bedroom family home situated in a central location. The property boasts a 22ft lounge/diner, two double bedrooms, a good size third bedroom, enclosed rear garden and garage. Viewing this property is highly recommended!

## Guide price £249,000

- Three bedrooms
- 22ft Lounge/Dining Room
- Kitchen overlooking Garden
- Recently Decorated
- Central Location
- Garage in a Block
- Enclosed Rear Garden
- Viewing Highly Recommended

### Location

A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

### Council Tax

Band C

### Local Authority

Aylesbury Vale District Council

### Services

All main services available

### Entrance

Entrance is via a composite front door into the entrance hall, with doors leading into the lounge/diner and kitchen, and stairs rising to the first floor.



A recently decorated three bedroom property situated in a central location close to amenities and a regular bus route.



**Lounge/Diner**

A spacious lounge/diner with carpet laid throughout and coving to ceiling, a double glazed window to the front aspect, wall mounted radiator panel. There is ample space for a three piece suite, dining set and other furniture. Sliding doors lead out to the garden.

**Kitchen**

A galley style kitchen with a range of base and wall mounted units, with part tiling to the walls and a door and window to the rear garden. There is a roll top work top, stainless steel sink with draining board and mixer tap and spaces and plumbing for washing machine and dishwasher. There is also space for an upright fridge/freezer and an oven, with overhead extractor fan.

**First Floor Landing**

Carpeted stairs rise from the ground floor to the first floor landing, with doors to all three bedrooms and the family bathroom.

**Bedroom One**

Bedroom one comprising of carpet laid to floor, double glazed window to the rear aspect, wall mounted radiator and space for a double bed and other bedroom furniture.

**Family Bathroom**

Spacious family bathroom with tile effect vinyl flooring throughout, with a panelled bath with a wall mounted shower attachment, pedestal hand wash basin, low level WC. There is tiling to walls and an airing cupboard to one corner.

**Bedroom Two**

Second bedroom comprising of wood effect laminate laid to floor, with double glazed window to the front aspect and wall mounted radiator panel, with space for a double bed and other bedroom furniture.

**Bedroom Three**

Third bedroom comprising of carpet laid to floor, with double glazed window to the front aspect with a wall mounter radiator panel and space for a bed and other furniture.

**Rear Garden**

The enclosed rear garden enjoys a sunny aspect, mostly laid to lawn, patio area and a gate to the rear.

**Front Garden**

Mostly laid to lawn with a concrete path leading to the front door.

**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.

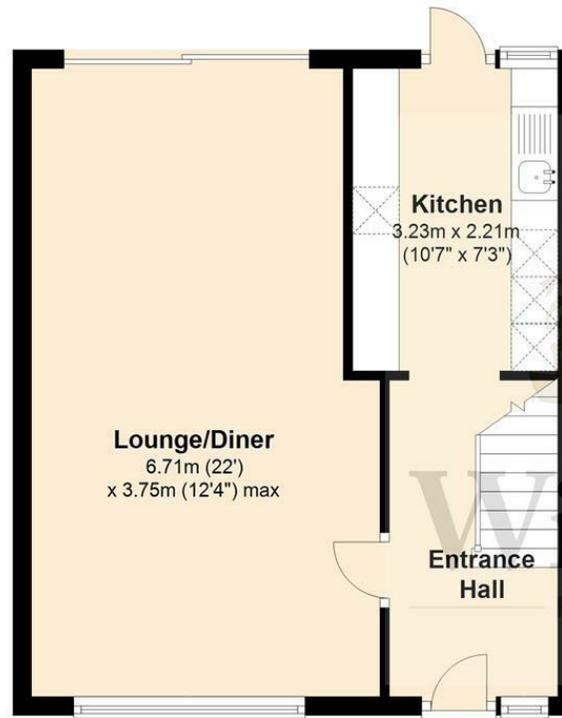
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			91
(92-100) A			
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			92
(92 plus) A			
(81-91) B			
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales			



### Ground Floor

Approx. 38.0 sq. metres (408.6 sq. feet)



### First Floor

Approx. 37.9 sq. metres (408.4 sq. feet)



Total area: approx. 75.9 sq. metres (817.0 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Plan produced using PlanUp.