



Savernake Road

| Aylesbury | Buckinghamshire | HP19 9LR



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Williams Properties are delighted to welcome to the market this attractive three bedroom semi-detached house, situated in a sought after area of Savernake, Aylesbury. The property is offered to the market in good condition throughout and provides a kitchen/diner and living room, with three good sized bedrooms, bathroom and rear garden, with off road parking on the driveway to the front and a garage. Viewing is highly recommended.

Guide price £300,000

- Three Bedroom House
- Kitchen/Diner
- Desirable Neighbourhood
- Spacious Living Room
- Semi-Detached
- Garage and Driveway
- Close to Town Centre
- Viewing Highly Recommended

Savernake

Savernake can be found located on the North side of the town centre just off the Aylesbury ring road offering access to the new Aylesbury Parkway railway station linking with London Marylebone. The area has a wealth of facilities locally including shops, a doctor's surgery and a large sports ground and community centre. Primary – Thomas Hickman & Secondary – Aylesbury Vale Academy Aylesbury Grammar Schools

Council Tax

Band D

Local Authority

Aylesbury Vale District Council

Services

All main services available

Entrance

Enter via front door into entrance hall, with doors leading off to kitchen/diner and living room. Stairs rising to first floor landing.



The property is situated within walking distance of amenities including convenience store offering pitstop groceries and cash machine. Local schools include Haydon Abbey Combined Schools, the Aylesbury Vale Academy and the Aylesbury High and Grammar Schools. There are good transport links with easy access by road to the A41 towards Bicester.



Kitchen/Diner

Modern fitted kitchen consisting of window to the front aspect, a range of base and wall mounted units with worktop, inset sink with draining board and mixer tap, oven with hob and extractor fan, space and plumbing for a washing machine and fridge/freezer, with integrated dishwasher. There is space for a dining suite and other furniture.

Living Room

Spacious living room consisting of wood effect laminate laid to floor, window to rear aspect and sliding doors leading to rear garden. There is ample space for a three piece suite and other living room furniture.

First Floor

Carpeted stairs rising to first floor, with doors leading to all three bedrooms, bathroom and airing cupboard.

Bedroom One

Bedroom one consisting of carpet laid to floor and window to front aspect. There is space for a double bed and other bedroom furniture.

Bedroom Two

Bedroom two consists of carpet laid to floor and window to rear aspect. There is space for a double bed and other bedroom furniture.

Bedroom Three

Bedroom three consists of carpet laid to floor and window to rear aspect. There is space for a bed and other bedroom furniture.

Bathroom

Bathroom suite consisting of bathtub with overhead shower and screen, low level WC and hand wash basin, with window to the front aspect. Tiling to the walls.

Rear Garden

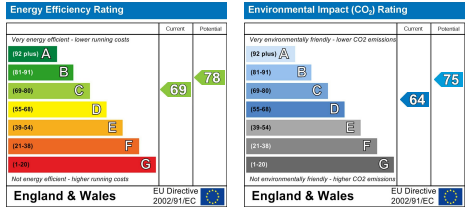
Enclosed rear garden with patio leading from sliding doors and grass laid to remainder of garden. Enclosed with wooden fencing to sides and rear.

Garage and Parking

Garage and parking to the front of the property, there is ample parking on the driveway.

Buyer Notes

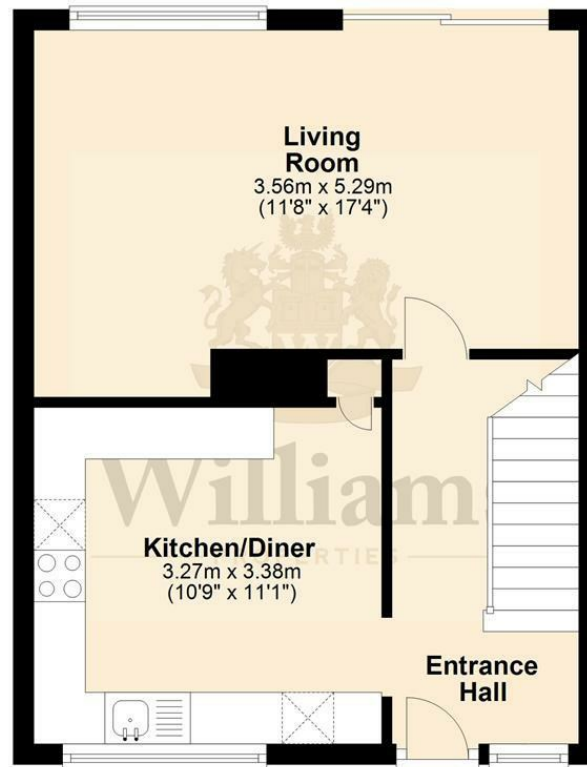
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





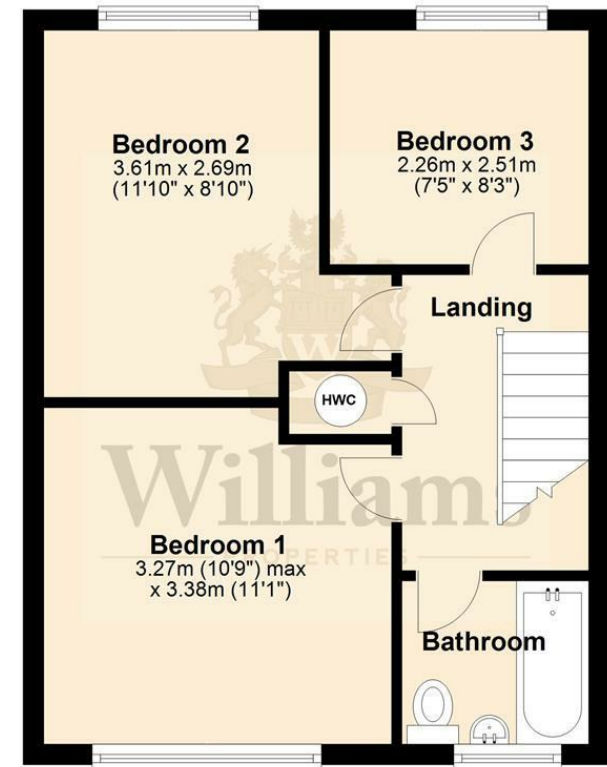
Ground Floor

Approx. 36.6 sq. metres (393.9 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.2 sq. feet)



Total area: approx. 73.4 sq. metres (790.1 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.