



11 Warwick Row

| Aylesbury | Buckinghamshire | HP20 1HD



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Williams Properties are pleased to welcome to the market this spacious four bedroom mid-terrace house set over three floors, which is located on the Coppice area of Aylesbury. The property consists of a driveway, modern kitchen/diner, living room and conservatory to the ground floor. To the remainder there is a master bedroom with en suite, three further good size bedrooms, bathroom and an enclosed rear garden. Viewing comes highly recommended on this superb family home.

Offers in excess of £300,000

- Four Bedrooms
- Kitchen/Diner
- Conservatory
- Walking Distance to Shops
- Mid-Terraced
- Driveway Parking
- En-Suite
- Viewing Highly Recommended

Coppice

Coppice is a modern development with easy access to neighbouring areas including Broughton and Berton Village. The Development has a bus route to the town centre and surrounding area. There is good access to the A418 towards Milton Keynes and the A41 towards Tring and London. A doctor's surgery, pharmacy and Spar store can be found nearby on the Coppice.

Council Tax

Band C

Local Authority

Aylesbury Vale District Council

Services

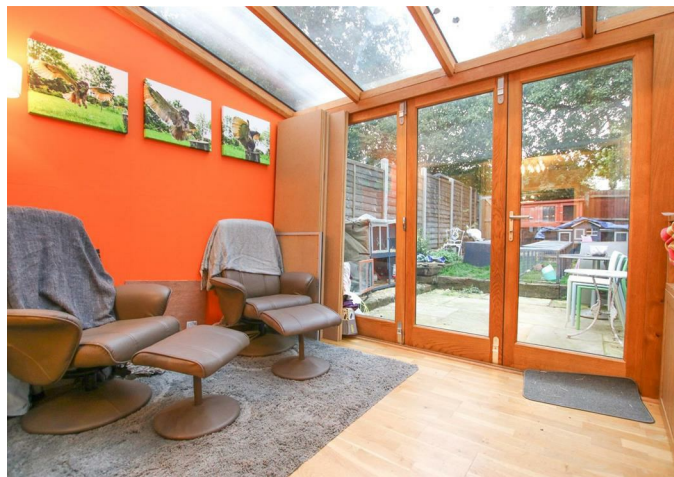
Mains water and electric supplied, with storage heating available.

Entrance

Enter via front door into entrance hall. There is a door leading off to the kitchen/diner and stairs rising to first floor landing.

Kitchen/Diner

The kitchen/diner consists of wooden flooring with a range of modern base and wall mounted units and wooden work surfaces. Integrated including fridge/freezer, with space and plumbing for washing machine and dishwasher, oven and induction hob with extractor fan overhead, porcelain sink with draining board and mixer tap, tiles to splash sensitive areas and window to the front aspect. The dining area has space for dining set and other furniture. There is a door for understairs storage and an archway leading through to the lounge.



The property is approx. a three minute walk away from a doctor's surgery, pharmacy and convenience store. St Louis Catholic Primary School and Birtton Church of England School are both a short distance.



Lounge
Spacious lounge consisting of wooden flooring, with bi-folding doors leading into conservatory. There is space for a three piece suite and other lounge furniture.

Conservatory
Conservatory consists of wooden flooring and bi-folding doors leading out to rear garden. There is space for a range of furniture.

First Floor Landing
Carpeted stairs rising to first floor, there are doors leading off to bedrooms two, three and four and also the bathroom. Further stairs rising to master bedroom and en-suite.

Bedroom Two
Bedroom two consists of carpet laid to floor, window to rear aspect, built in wardrobes and storage cupboard. There is ample space for a double bed and other bedroom furniture.

Bedroom Three
Bedroom three consists of wooden flooring and window to front aspect. There is space for a bed and other bedroom furniture.

Bedroom Four
Bedroom four consists of wooden flooring and window to front aspect. There is space for a bed and other bedroom furniture.

Bathroom
The bathroom is modern consists of tiles laid to the floor and splash sensitive areas, underfloor heating, white panelled bathtub, shower stall with power shower, low level WC and a hand wash basin with storage units.

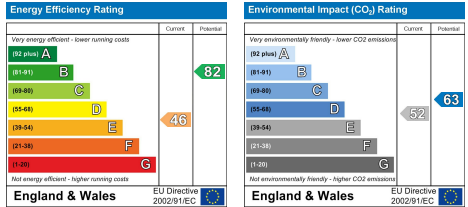
Second Floor Landing
Carpeted stairs rising to second floor with door leading to master bedroom and en-suite.

Master Bedroom and En-Suite
Master bedroom consists of carpet laid to floor, velux windows to front and rear aspect, space for storage and door leading to en-suite. There is space for a double bed and other bedroom furniture. The en-suite consists of tiles laid to the floor and most of the wall surround, low level WC, underfloor heating, electric rainfall shower stall with glass sliding door, sky light to the ceiling and a wall mounted hand wash basin.

Rear Garden
Enclosed rear garden with patio leading from conservatory, with grass laid to remainder. Wooden fencing to surround with wooden gate for rear access.

Parking
Driveway to the front of the property with space for one car.

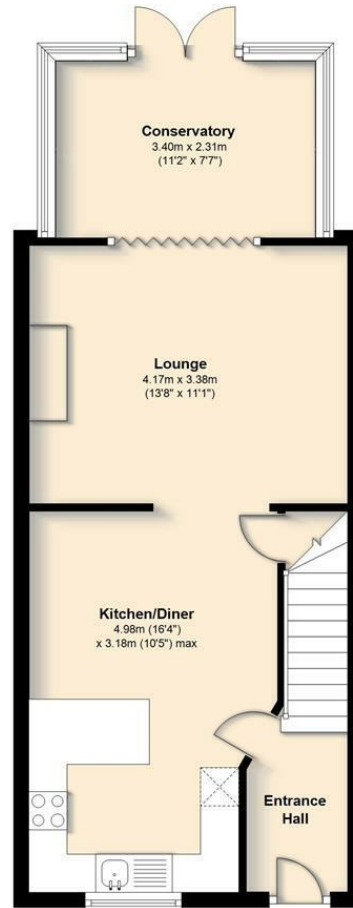
Buyer Notes
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





Ground Floor

Approx. 43.4 sq. metres (467.4 sq. feet)



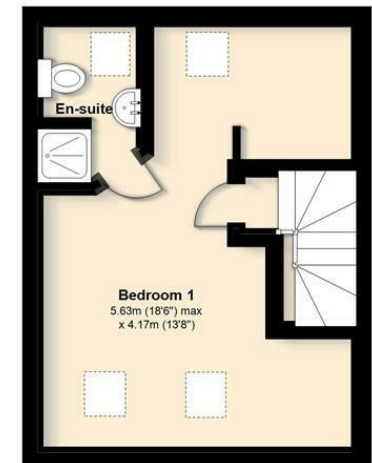
First Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



Second Floor

Approx. 23.4 sq. metres (252.3 sq. feet)



Total area: approx. 102.1 sq. metres (1098.5 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.