



Plough Close

| Aylesbury | Buckinghamshire | HP21 9AD



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****NO CHAIN**** A Three Bedroom End of Terrace property on the Southside of Aylesbury boasting parking for multiple vehicles, a partly converted garage with study to the rear, Kitchen/Diner, Large Living room, Conservatory, Two double bedrooms, Re-fitted Bathroom and Downstairs WC. Call Williams Properties now to View 01296 435600

Guide price £285,000

- Three Bedrooms
- End of Terrace
- Garage & Study
- Parking for Multiple Vehicles
- Kitchen/Diner
- Re-Fitted Bathroom & WC
- Southside
- Close to Shops

Hawkslade & Deerhurst

Hawkslade is a popular development on the South West side of the town and offers nearby rail links at Stoke Mandeville or Aylesbury with connections to London Marylebone. There is a Co-Operative store, a community centre, regular bus services to the town centre, nearby walks to open countryside and a short walk to Stoke Mandeville Hospital. Primary School: Ashmead & Secondary School: Mandeville & Aylesbury Grammar Schools

Services

All main services available

Council Tax

Band C

Entrance

Entrance via a UPVC door into hall with doors to WC, Living room and stairs rising to the first floor.

Living Room

A spacious living room allowing ample space for furniture, window to the front aspect, carpet laid to floor and a door to the Kitchen/Diner.



Situated on the South side of Aylesbury, Hawkslade is a very desirable development due to its location on the outskirts on the town and just a short walk to open countryside and various amenities.



Kitchen/Diner

Comprising of wall and base mounted units, roll top work tops, Karndean flooring, space for washing machine, integrated oven, hob, extractor and fridge freezer. Space for a dining table and a door leading to the Conservatory.

Conservatory

Double glazed with double doors leading to the garden, this could be used as an alternative dining area or playroom.

Landing

Doors leading to all upstairs rooms.

Bedroom One

Space for a double bed and further furniture, carpet to floor, fitted wardrobes and a window to the rear aspect.

Bedroom Two

Space for a double bed and wardrobes, carpet laid to floor and a window to the front aspect.

Bedroom Three

Space for a single bed, window to the rear aspect and carpet laid to floor.

Family Bathroom

Recently re-fitted, comprising of a spa bath with shower over, low level WC, wash basin, fully tiled with a window to the front aspect.

Detached Garage and Parking

Two parking spaces end to end can be found adjacent to the garage with a further two spaces in front of the garage. The detached garage has power, lighting and has been partly converted to allow a study space to the rear and storage to the front with an up and over door.

Garden

The garden has artificial grass, a patio area and gated side access to the parking area.

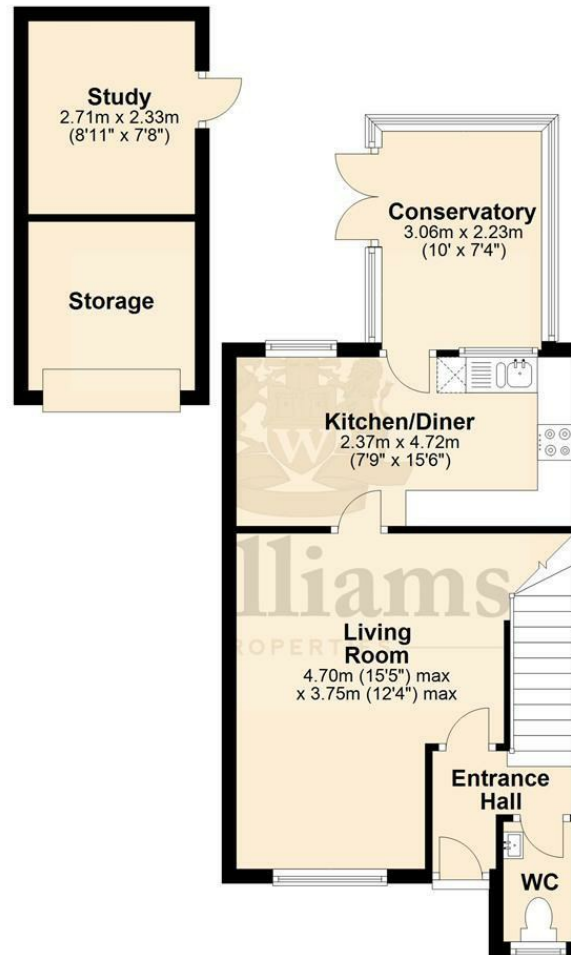
Awaiting EPC

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

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

Ground Floor (Inc Garage)

Approx. 53.9 sq. metres (580.5 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.8 sq. feet)



Total area: approx. 87.6 sq. metres (943.4 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.