



**Anton Way, Aylesbury, Buckinghamshire, HP21 9TE**

 **Christopher Pallet**  
Professional advice since 1973



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Aylesbury,  
Buckinghamshire,  
HP21 9TE**

**Guide Price £315,000  
Freehold**

From the moment you walk through the front door, you'll be impressed by the contemporary feel and thoughtful upgrades throughout, a true credit to the current owners. The bright, open layout and stylish décor make this home ideal for relaxing or entertaining. A standout feature is the versatile garden cabin, currently used as a work-from-home studio — perfect for remote working, creative projects, or even your own small business. Set in a popular residential area, this home offers excellent value and a fantastic first step into homeownership. Early viewing is highly recommended to fully appreciate all that's on offer contact us today to book your appointment.

Anton Way is located on the ever popular Hawkslade development. The property is in catchment for the highly regarded Aylesbury Grammar School for boys and Aylesbury High School for girls. Local shopping facilities are available a short walk from the property with a more extensive choice available just a short drive in Aylesbury town centre. There is also mainline rail access into London, Marylebone with a journey time of just under an hour via either Stoke Mandeville Station.







Immaculately presented home on the south side of Aylesbury

### On The Ground Floor

The front door opens to the entrance with stairs rising to the first floor and a door on the left to the sitting room. A box bay window to the front, understairs storage cupboard, Karndean flooring and a door to the kitchen. The kitchen/diner has a range of both eye level and floor standing units with work top over. Spaces for all the usual appliances and a wall mounted gas boiler. Ample space for a dining room table and chairs, window and double glazed double doors to the rear garden.

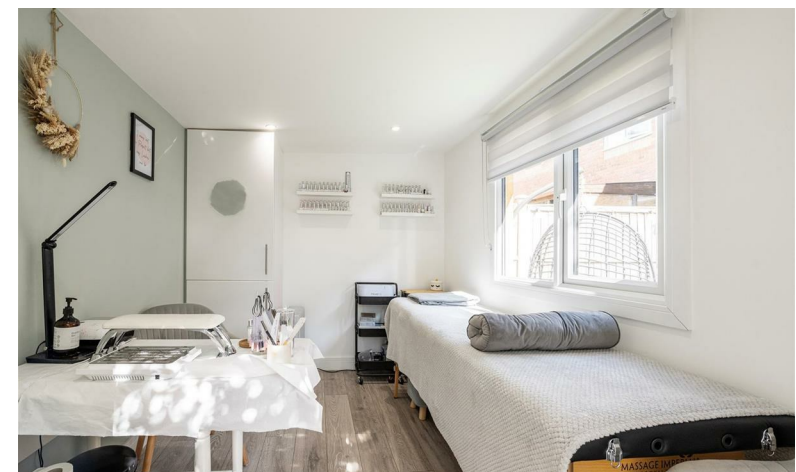
### On The First Floor

The landing provides access to all first floor rooms, a cupboard and loft access. The main bedroom is to the front with a walk in wardrobe and a window to the front. The

second bedroom to the rear is also a double room with a window to the rear. The bathroom has a white three piece suite and a window to the rear.

### Outside


To the rear the garden has a patio seating area abutting the house with an artificial lawn and a pathway to the side with a raised plant border leading to the 10'4ft x 7'7ft cabin/studio perfect for working from home, which enjoys a storage cupboard, window to the front and double doors to the entrance. The garden has side access, outside tap and lighting. The front garden is open plan with a path to the front door and mature planting to the left hand side. The property has a single garage which is in a nearby block to the rear.



# Directions

what3words: normal.level.caves  
Council Tax: Band C

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

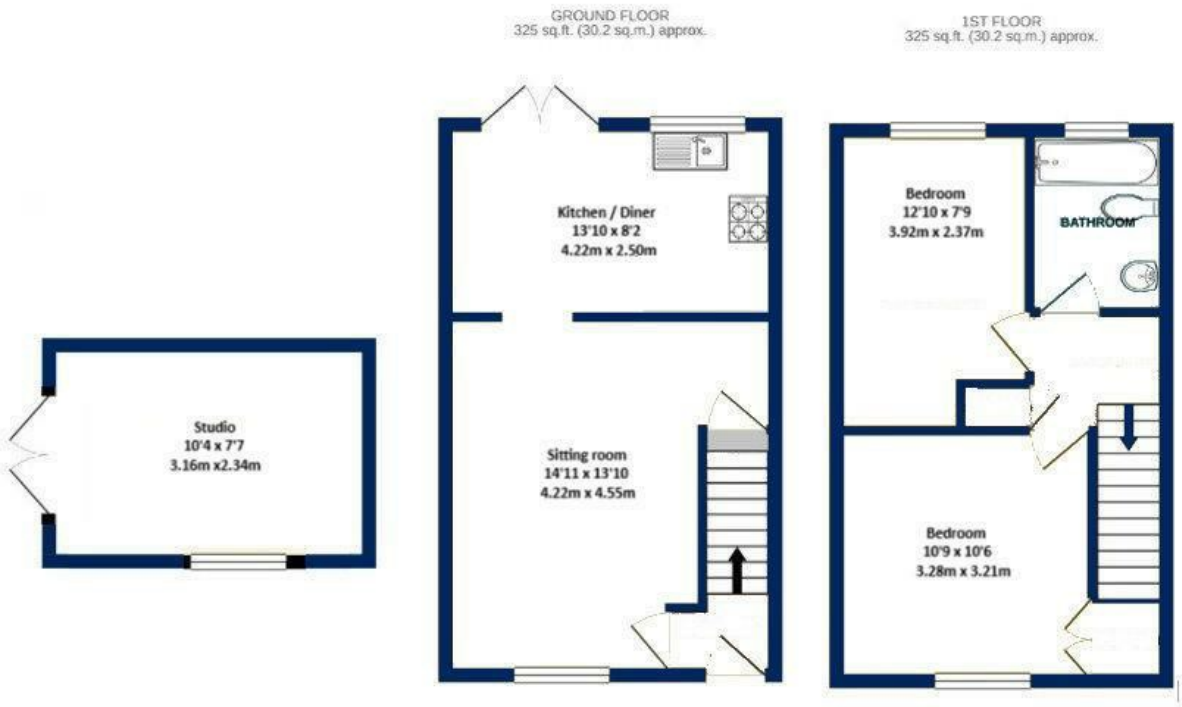
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

# Viewing and Contact Details



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