



## WYKEHAM PATH, BUCKINGHAM PARK, AYLESBURY

**£550,000**  
**FREEHOLD**

A five bed detached family home that OVERLOOKS OPEN FIELDS on the ever popular Buckingham Park Estate. The property benefits from: Three bathrooms - Four of five bedrooms are doubles - Garage with parking space and two vehicle car port - Kitchen with fitted appliances - NO UPPER CHAIN.



# WYKEHAM PATH

• FULLY DETACHED FAMILY HOME • FIVE  
BEDROOMS • NO UPPER CHAIN • THREE  
BATHROOMS • OVERLOOKING OPEN FIELDS • TWO  
RECEPTION ROOMS • CLOAKROOM AND  
UTILITY • GARAGE WITH PARKING  
INFRONT • FURTHER DOUBLE DRIVEWAY AND CAR  
PORT • KITCHEN/BREAKFAST ROOM WITH INTEGRAL  
APPLIANCES



## LOCATION

Buckingham Park is a popular development to the north of Aylesbury. The location offers good access back towards the town centre and train stations, as well as the nearby towns of Winslow and Milton Keynes. At the heart of the community is Buckingham Park Church of England Primary School. There are local shops and a community centre nearby and a brand new medical centre with GP surgery is located just a few minutes` drive away.

## OUTSIDE

**GARAGE AND PARKING** - Garage to the rear with parking space in front, power and lighting, and door to garden. Double width carport accessed to the rear of the property.

**REAR GARDEN** - Paved pathway, grass area with plants, bushes and shrubs, gated access to the front.

## ACCOMMODATION

**ENTRANCE HALL** - Doors to the living room, dining room, cloakroom and kitchen. Under stairs cupboard.

**CLOAKROOM** - WC, hand wash basin and radiator.

**LIVING ROOM** - Dual aspect room with feature fireplace and space for a large sofa set and other furniture. French doors leading out to the garden.

**DINING ROOM** - Space for a large dining set or other furniture.

**UTILITY** - Wall and base units with worktop and inset sink bowl, space for washing machine. Door to the side of the property.

**KITCHEN** - Range of wall and base units with worktops, inset sink unit, inset gas hob and cooker hood, integrated double oven, fridge/freezer and dishwasher. Space for a dining set, French doors leading out to the garden.

**FIRST FLOOR** - Doors to three bedrooms, stairs to the second floor.

**BEDROOM ONE AND EN SUITE** - Dual aspect room with built in wardrobes. Space for double/king bed. En suite with WC, hand wash basin unit with storage, bathtub with mixer shower and screen.

**BEDROOM TWO AND EN SUITE** - Double room with built in wardrobes. En suite with WC, hand wash basin and shower cubicle.

**BEDROOM THREE** - Space for a range of furniture.

**SECOND FLOOR** - Doors to two further bedrooms and bathroom. Loft access. Airing cupboard with mega flow tank.

**BEDROOM FOUR** - Dual aspect room with Sharps custom built wardrobes.

**BEDROOM FIVE** - Dual aspect room with Sharps custom built wardrobes.

**BATHROOM** - Bathtub with mixer shower and screen, WC and hand wash basin.

## WYKEHAM PATH

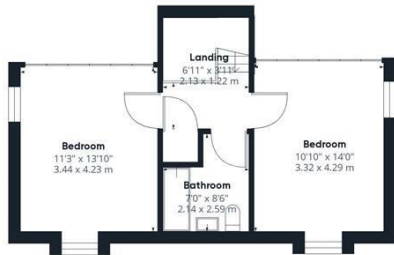




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area<sup>®</sup>  
1755.16 ft<sup>2</sup>  
163.06 m<sup>2</sup>

Reduced headroom  
0.56 ft<sup>2</sup>  
0.05 m<sup>2</sup>

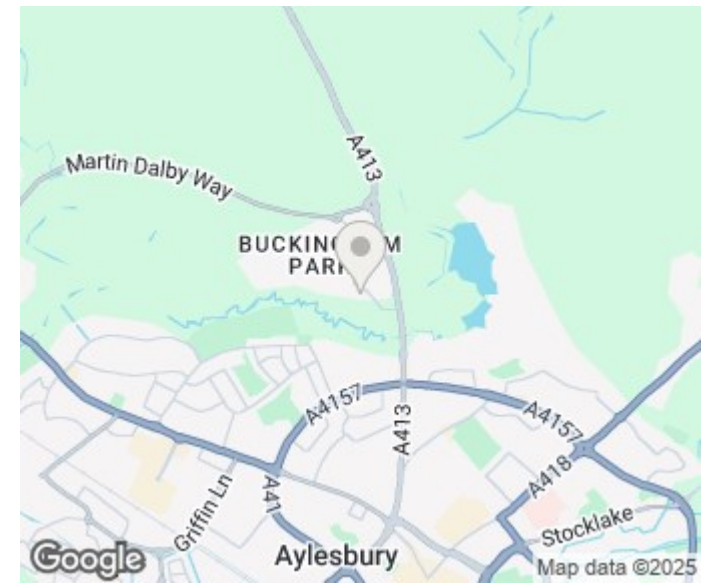
(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

George David & Co  
46 High Street  
Aylesbury  
HP20 1SE

01296 393 393  
info@georgedavid.co.uk  
www.georgedavid.co.uk

