



ALLONBY WAY, AYLESBURY, BUCKINGHAMSHIRE

£725,000
FREEHOLD

A rarely available FIVE BED DETACHED home situated in an enviable position, backing onto the school playing fields, on the sought after CUMBERLAND PARK development. The property is within walking distance to the Grammar and High Schools and benefits from a DOUBLE GARAGE and block paved driveway.



ALLONBY WAY

• CUMBERLAND PARK • FIVE BEDROOMS • DOUBLE GARAGE • DRIVEWAY FOR SEVERAL CARS • 160.69 SQUARE METRES • THREE RECEPTION ROOMS • REFITTED EN SUITE AND MAIN BATHROOM • BESPOKE FITTED WARDROBES IN MAIN BEDROOM • SOLID OAK FLOORING WHERE STATED • BACKING ONTO SCHOOL PLAYING FIELDS



LOCATION

There are good transport links by road towards London, the M25 and M40 via the A41/A413 and a choice of mainline services into London Marylebone at Aylesbury and Stoke Mandeville Stations, both which are just over a mile and half away. The location is ideal for families with several parks and playgrounds nearby. Walking distance to St Joseph's Catholic Infant School, St Edward's Catholic Junior School and Turnfurlong Schools.

ACCOMMODATION

Composite front door opens in a spacious entrance hall with solid oak flooring, under stair cupboard and coat/shoe cupboard – Downstairs WC – Office with solid oak flooring – Spacious living room with solid oak flooring, gas fire and double doors to the dining room – Dining room with solid oak floor and French doors opening to the rear garden – Kitchen/breakfast room with integrated fridge/freezer, dishwasher, oven, hob and cooker hood – Separate utility room with spaces for washing machine and tumble dryer, doors to garage and rear garden- Landing with ladder access to partially boarded loft, airing cupboard – Main bedroom with bespoke fitted wardrobes and drawers – Refitted ensuite shower room with double width shower cubicle, independent power shower and fitted bathroom cabinets – Bedrooms two, three and four are all doubles and all have fitted wardrobes, bedroom five is a good size single bedroom –

Refitted four piece family bathroom with independent power shower and fitted bathroom storage cabinets.

The rear garden backs directly onto the playing fields for St Josephs Catholic Infant School giving a completely private feel. The garden is well tended and benefits from block paved patio, main lawn area, boundary fencing with gated side access.

Block paved driveway provides off road parking for several vehicles and leads to a double garage with electric doors and remote control, power, light and doors to the utility room and rear garden.

AGENT NOTES

There is recessed lighting in most area's of the property and fibre broadband, ideal for those who are looking to work from home. The property has been maintained and improved to a high standard by the current owners in their time at the property.

ALLONBY WAY





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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

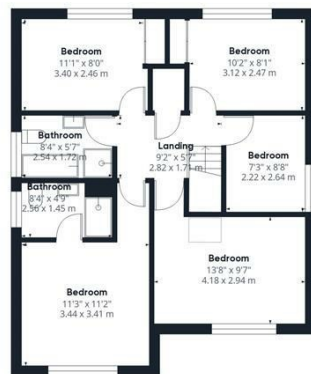
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 1729.66 sq ft

Tenure – Freehold





Approximate total area^m
1729.66 ft²
160.69 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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	

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

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