



TORTOISESHELL ROAD, BUCKINGHAM PARK, AYLESBURY

OFFERS IN EXCESS OF £575,000
FREEHOLD

A well presented five bedroom detached house located in the popular Buckingham Park development, ideally positioned close to local schools with easy access to the town centre and train station. The property offers spacious accommodation over three floors, including a living room, kitchen/dining room, utility, cloakroom and home office. Upstairs features five bedrooms, two en suites and a family bathroom. Outside, the property benefits from a landscaped rear garden, a partly converted garage providing a garden room, and a private driveway.



TORTOISESHELL ROAD

• BUCKINGHAM PARK DEVELOPMENT • FIVE
BEDROOM DETACHED FAMILY HOME • VERSATILE
ACCOMMODATION SET OVER THREE
FLOORS • LANDSCAPED REAR GARDEN • PRIVATE
DRIVEWAY • CLOSE TO SCHOOLS AND EASY ACCESS
TO TOWN • UTILITY AND CLOAKROOM • TWO EN
SUITE SHOWER ROOMS • LARGE KITCHEN/DINING
ROOM • GARDEN ROOM



LOCATION

Buckingham Park is a recently constructed 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.

ACCOMMODATION

Upon entering, a welcoming entrance hall provides access to a cloakroom, home office and stairs to the first floor. The living room opens through to the kitchen/dining room, creating a bright and sociable family space. The dining area comfortably accommodates a large dining set and features double doors opening onto the landscaped rear garden.

The kitchen is fitted with a range of contemporary units and includes an inset electric hob with extractor fan, integrated oven and grill, fridge, and wine cooler, with space provided for a dishwasher and an additional fridge. A separate utility room offers space for a washing machine and provides additional storage.

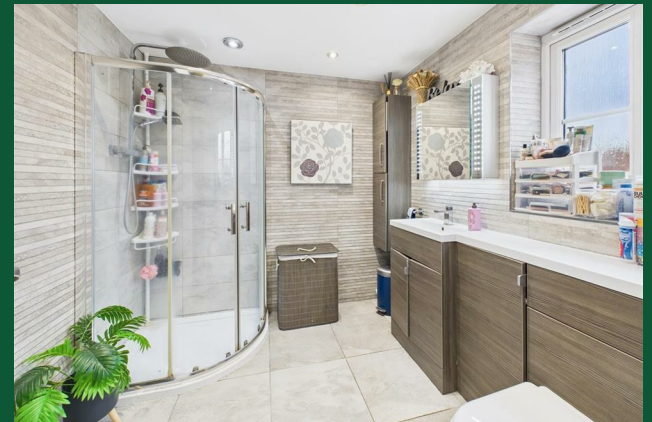
On the first floor, the master bedroom benefits from an en suite shower room and a walk-in wardrobe, which was originally Bedroom Five and can easily be converted back if required. A second bedroom on this level also features an en suite shower room.

The second floor comprises two further bedrooms, both with built-in wardrobes, and a modern family bathroom.

Outside, the landscaped rear garden offers a combination of patio area, artificial lawn, and built-in planters, providing an attractive and low-maintenance outdoor space. There is also a garden room with light and power, ideal as a home gym, studio or additional office space. The garage has been partly converted, retaining useful storage space at the front, and the property benefits from a private driveway.

This is a superb family home offering excellent space, flexibility and a convenient location within one of Aylesbury's most popular developments.

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ADDITIONAL INFORMATION

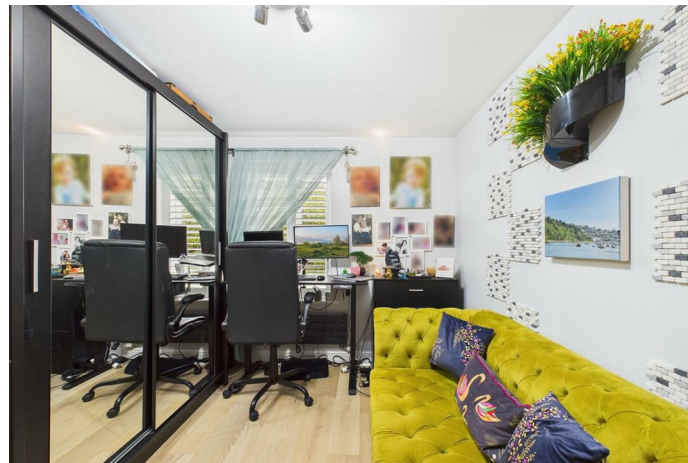
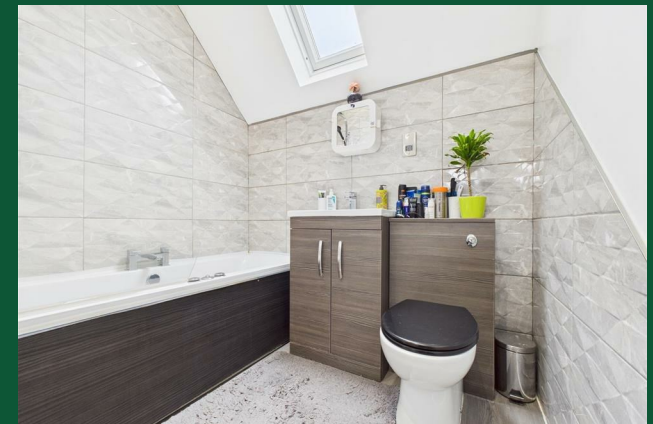
Local Authority – Buckinghamshire

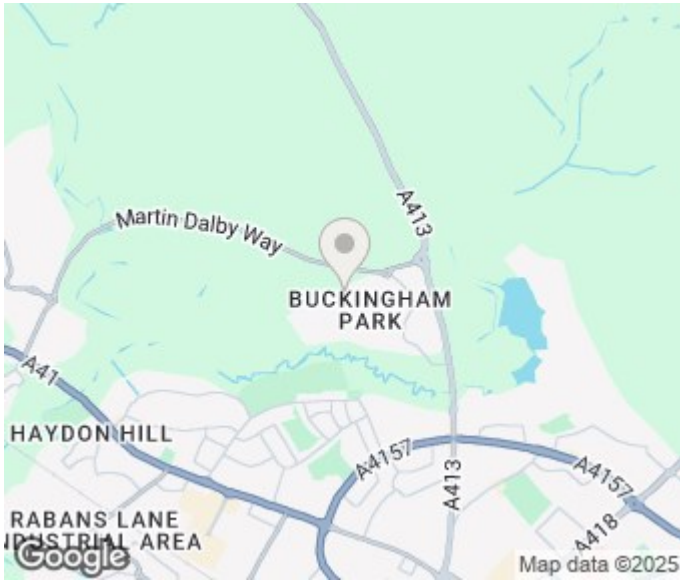
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 1980.58 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	86
(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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