



## PETRONEL ROAD, BUCKINGHAM PARK, AYLESBURY

**PRICE £460,000**  
**FREEHOLD**

Set over three floors, this spacious semi-detached house offers flexible living space, ideal for families. The property features a modern kitchen/diner, a convenient WC/utility room, a bright living room and four/five bedrooms, including two with en suites. A family bathroom, car port, and a private rear garden complete this attractive home, located in the popular Buckingham Park development.





## PETRONEL ROAD

• BUCKINGHAM PARK DEVELOPMENT • NO UPPER CHAIN • FOUR/FIVE BEDROOM HOUSE • CAR PORT PROVIDING COVERED OFF-STREET PARKING • MODERN KITCHEN/DINER • UTILITY ROOM AND WC • TWO SECOND-FLOOR BEDROOMS WITH EN SUITE AND FITTED WARDROBES • PRIVATE GARDEN WITH GRAVELLED AREA AND PLANT BORDERS



### 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 the property, you are welcomed into a hallway leading to the modern kitchen/diner, fitted with an inset gas hob, oven, cooker hood and integrated appliances including a fridge/freezer and dishwasher. The dining area offers ample space for family meals and entertaining. Adjacent to the kitchen is a utility room with space and plumbing for a washing machine, alongside a convenient cloakroom.

The first floor offers a bright and comfortable living room. This floor also includes two bedrooms and a study/fifth bedroom, perfect for use as a home office. A well-appointed family bathroom completes this floor.

The second floor comprises two generously sized double bedrooms, both benefitting from en suite shower rooms and fitted wardrobes, providing privacy

and comfort for the whole family.

Externally, the property boasts a low maintenance rear garden with a gravelled area and plant borders. To the side of the property is a car port, offering covered off-street parking.

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### ADDITIONAL INFORMATION

**Local Authority** – Buckinghamshire

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1737.00 sq ft

**Tenure** – Freehold





