

5 Bedroom Semi Detached

32 Prince Rupert Drive, Aylesbury,
HP19 9RB



£440,000

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LOCATION

Buckingham Park is a popular modern development located on the north side of Aylesbury. The estate has a regular bus service to the town centre where you can get the train direct to Marylebone station. You also have a range of local shops within walking distance including two takeaways, pharmacy, Budgens, and a newsagents.

THIS HOME FEATURES

FIVE BEDROOMS
SEMI DETACHED
IMMACULATE
CONDITION
GARAGE
DRIVEWAY
NEW BOILER 2023
WALK TO SHOPS
WALK TO SCHOOL

The neighbouring estates of Watermead and Berryfields offer additional amenities such as the Watermead Inn public house, two lakes providing excellent walks, Berryfields Greenway and the Aylesbury Vale Parkway Station.

LIVING AREA

5

BEDROOMS

The property offers comfortable bedroom accommodation with five bedrooms, four double bedrooms and one large single room currently used as an office. The master benefits from fitted wardrobes and an en-suite. The two second floor bedrooms benefit from a shared storage cupboard in the landing.

BATHROOMS

The property offers a ground floor cloakroom, family bathroom and en-suite to the master bedroom. All bathrooms are well appointed with high quality fixtures and fittings.

RECEPTION

The property offers a large living room on the ground floor with a window to the front aspect and french doors opening to the garden.

KITCHEN/ DINER

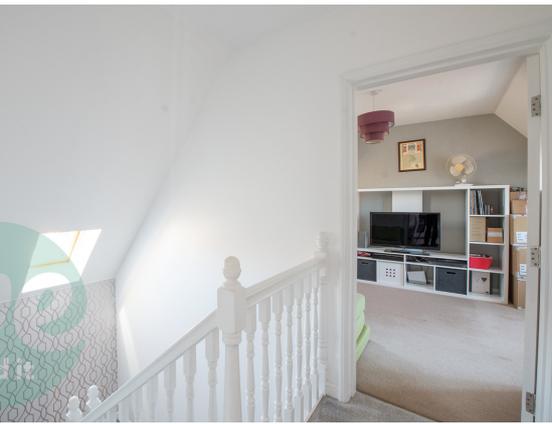
The kitchen has a range of storage units at base and eye level, roll top work surfaces, one and half sink bowl and drainer, integrated dishwasher, double oven and gas hob with hood over, space for washing machine and fridge/ freezer, french doors leading to the garden, window to the front aspect.

PHOTOS



PROPERTY SUMMARY

We Sold It are pleased to present this immaculate five bedroom semi detached house located on the popular Buckingham Park development. This property has been meticulously maintained by the current owners and must be viewed to be appreciated. You benefit from being set within walking distance to local shops, schools and open green spaces. The property comprises of an entrance hallway, cloakroom, living room, kitchen/ diner, five bedrooms, en-suite to master, family bathroom, rear garden, garage and driveway parking.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Outside

The rear garden is mainly laid to lawn with a bark border, decked seating area, planted bed with pear, apple and cherry trees, timber shed for storage located to the side of the property, gated side access leading to the garage and driveway.



Parking

Single garage with up and over door, power and light, driveway parking space to the front of the garage.



VIEWINGS

Strictly by appointment with WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

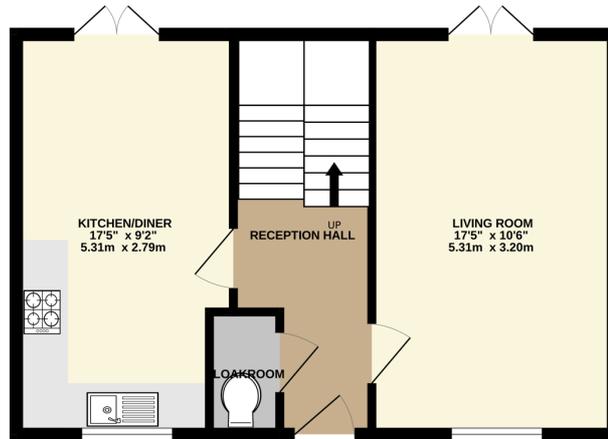
We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.



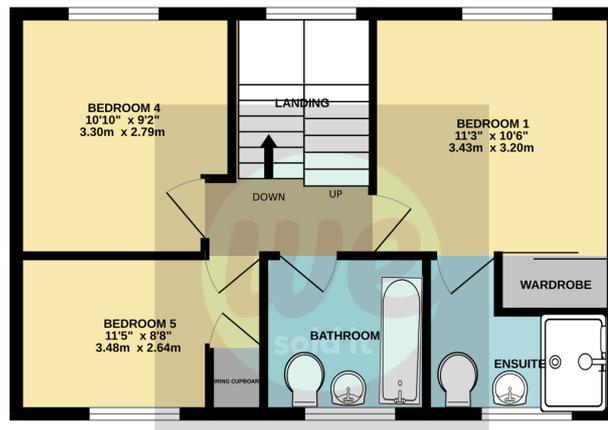
Tel. 01296 761331
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Floorplan

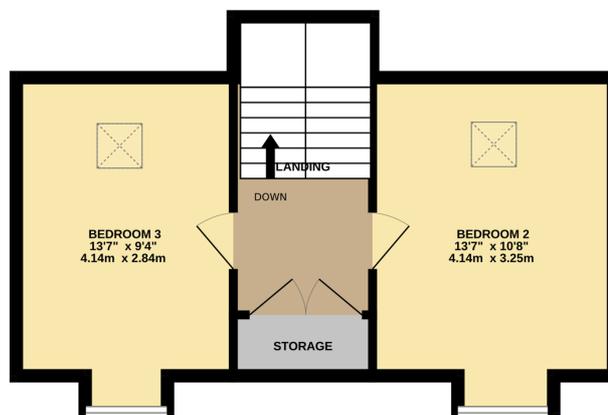
GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



2ND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1300 sq.ft. (120.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.