



Chaundler Drive

Buckingham Park | Aylesbury | Buckinghamshire | HP19  
9DP



Williams  
PROPERTIES

# Chaundler Drive

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Williams Properties are delighted to welcome to the market this three bedroom house in the popular development of Buckingham Park, Aylesbury. The property is immaculately presented throughout and consists of a kitchen, living room, downstairs WC, three bedrooms, family bathroom and an en-suite. Outside there is a low maintenance garden and allocated parking. Viewing comes highly recommended on this fantastic family home.

## Offers in excess of £365,000

- Three Bedroom House
- Landscaped Garden
- Immaculate Throughout
- Close To Amenities
- Garden Office
- Allocated Parking
- En Suite & Family Bathroom
- Viewing Highly Recommended

### Buckingham Park

Buckingham Park offers a range of local shopping facilities including takeaway, general store and beauty salon. The development boasts a combined school, community centre and excellent transport links which include a regular bus service and Aylesbury Parkway Train Station close by in Berryfields. The rail links offer access to London Marylebone in just under an hour. There are a number of walkways and local parks ideal for an active family.

### Council Tax

Band D

### Local Authority

Buckinghamshire Council

### Services

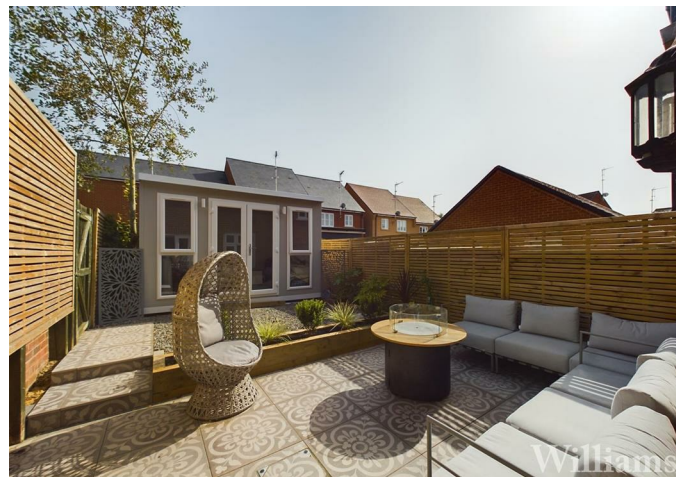
All main services available

### Entrance Hall

Enter through the front door into the entrance hall with stairs rising to the first floor and doors to the wc, kitchen and living room.

### WC

WC comprises of a pedestal hand wash basin, low level wc and radiator.



The property is located close to all amenities including convenience store, food store, pharmacy, GP surgery and takeaways. Buckingham Park itself is located with easy access to a link road joining the development to the A41 and the Aylesbury Vale Parkway train station, with regular services directly into London Marylebone.



### Kitchen

Kitchen consists of a range of wall and base mounted units with roll on worktops, inset sink bowl unit with mixer tap and drainer, inset gas hob, oven, splashback and extractor, integrated fridge/freezer, dishwasher and washing machine. Tiled flooring, spotlights to ceiling, window to the front aspect, radiator and space for a small dining set.

### Living Room

Living room consists of wood effect flooring, light pendants to ceiling, electric log burner, radiator, window to the rear aspect and French doors leading out to the garden. Space for a sofa suite and a range of other furniture.

### First Floor

Carpeted landing with doors to all three bedrooms and bathroom. Airing cupboard.

### Master Bedroom & En Suite

Bedroom consists of carpet laid to floor, window to the front aspect, panelling to walls, light pendant to ceiling, radiator and space for a double bed and other furniture. En suite comprises a low level wc, pedestal hand wash basin, enclosed shower cubicle, tiling to splash sensitive areas and radiator.

### Bedroom

Bedroom consists of carpet laid to floor, window to the rear aspect, light pendant to ceiling, radiator and space for a double bed and other furniture.

### Bedroom

Bedroom consists of carpet laid to floor, window to the rear aspect, light pendant to ceiling, radiator and space for a single bed and other furniture.

### Bathroom

Bathroom comprises a low level wc, pedestal hand wash basin, panelled bathtub with shower over and screen, tiling to splash sensitive areas, radiator and a window.

### Rear Garden

Low maintenance garden with a paved patio area, steps leading up to a gravelled area with built in planters, gated access to the side and access to the outbuilding which has light and power.

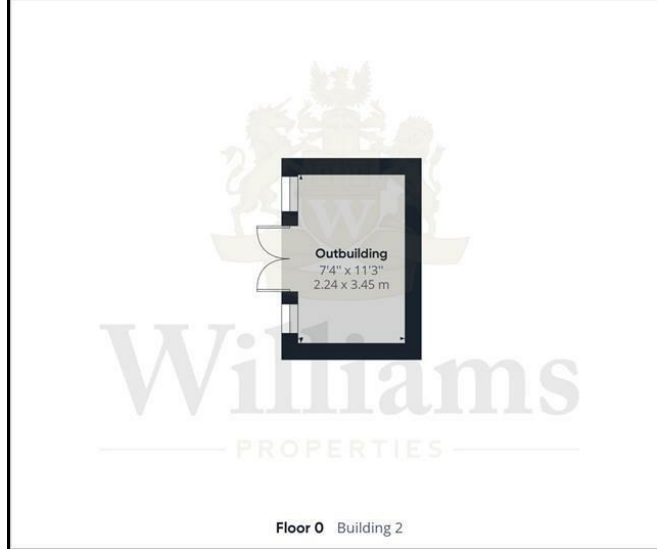
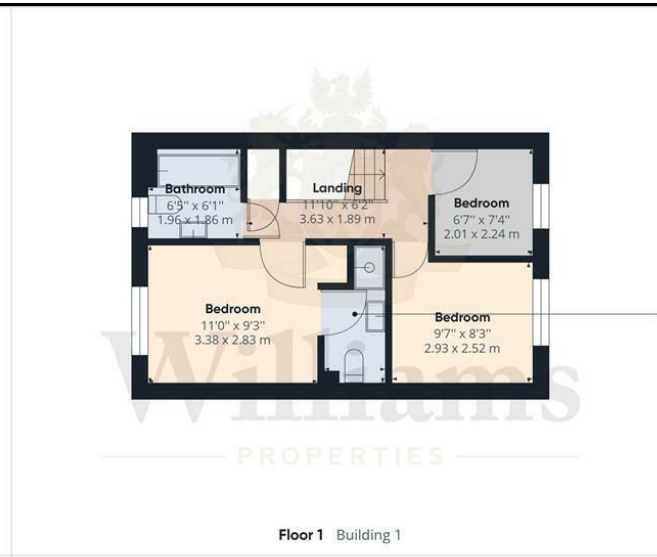
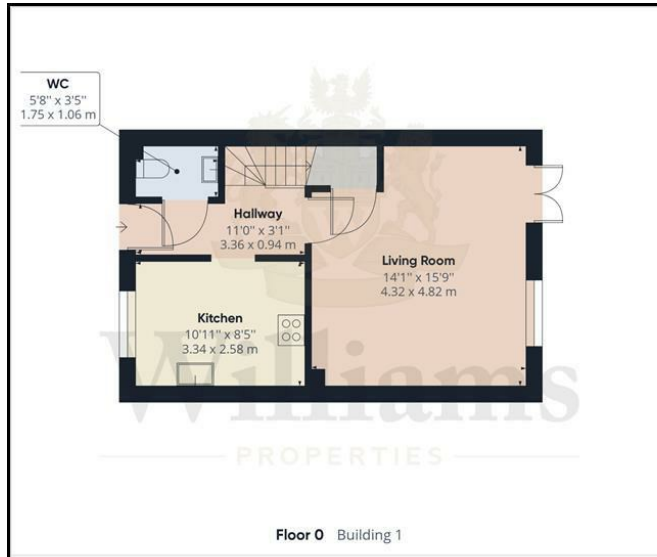
### Parking

Allocated parking.

### Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

| Energy Efficiency Rating                    |  | Current                 | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                 |  |                         |           | (B2 plus) A   |  |                         |           |
| (81-91) B                                   |  |                         |           | (B1-B1)   |  |                         |           |
| (69-80) C                                   |  |                         |           | (B2-B2)   |  |                         |           |
| (55-68) D                                   |  |                         |           | (C1-C1)   |  |                         |           |
| (39-54) E                                   |  |                         |           | (C2-C2)   |  |                         |           |
| (21-38) F                                   |  |                         |           | (D1-D1)   |  |                         |           |
| (1-20) G                                    |  |                         |           | (D2-D2)   |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           | England & Wales   |  | EU Directive 2002/91/EC |           |



**Approximate total area<sup>(1)</sup>**  
 840.68 ft<sup>2</sup>  
 78.10 m<sup>2</sup>

(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.

**GIRAFFE360**



**Williams Properties**  
 8-10 Temple Street  
 Aylesbury  
 Buckinghamshire HP20 2RQ

**Email:** aylesbury@williams.properties  
**Web:** www.williams.properties  
**Tel:** 01296 435600

For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.