



10 Charles Pym Road

Buckingham Park | Aylesbury | Bucks | HP19 9RY



Williams
PROPERTIES

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Williams are delighted to present this beautiful three/four bedroom semi detached house situated on the desirable area of Buckingham Park and being located just a short walk from the local shops and parks. Property comprises entrance hall, cloakroom, utility, kitchen/diner, living room with bi-folding doors to garden, master bedroom with En-suite and dressing area, two/three further bedrooms, family bathroom, larger than average rear garden and integral carport.

Offers in excess of £475,000

- Three/Four Double Bedrooms
- Stylish Refitted Kitchen
- Living Room - Bi-Folding Doors
- Utility & Downstairs WC
- Main Bathroom
- Larger Than Average Garden
- Sought After Development
- 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

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.

Entrance Hall

Stairs rising to the first floor, radiator and door to the kitchen/diner.

Kitchen/Diner

Open plan area with a feature central island with breakfast bar, worktop space, further range of base and wall mounted units with integrated dishwasher, upright fridge freezer, oven, hob, extractor tiled splash backs, inset one and half bowl sink unit with mixer tap, two radiators, space for table and chairs, tiled flooring, window to the front and open plan to the living room. Door to the utility.



A stunning example of a family home on the sought after development of Buckingham Park. The property has been remodelled throughout to include a stylish kitchen with central island and contrasting cabinets and open plan to a living room with Bi-Folding doors into the rear garden.



Living Room

Open plan to the kitchen, bi-folding doors to the rear garden, recessed ceiling lights, window overlooking the garden and tiled flooring.

Utility

Base units with work surfaces over, space for washing machine, wall mounted gas boiler, tiled splash backs and room extractor.

Downstairs WC

WC, wash basin with tiled splashbacks, heated towel rail and window to side.

First Floor Landing

Doors to all first floor rooms and airing cupboard stairs rising to the second floor.

Bedroom/Formal Lounge

Large room with built in wardrobes, two radiators, window to front and rear.

Bedroom

Window to rear, radiator and space for bedroom furniture.

Bedroom

L Shape room with window to the front, radiator and space for bedroom furniture.

Bathroom

Three piece suite, comprising of a panelled bath, wash basin, WC, tiling to splash sensitive areas, shaver point, heated towel rail, window to rear and room extractor.

Second Floor Landing

Doors to bedroom and dressing room.

Master Bedroom

Large L shape room with a comprehensive range of built in wardrobes, window to the front and rear, radiator and space for bedroom furniture.

Dressing Room

Separate dressing room across the landing with ample space for a dressing table, drawers and other furniture. Doo to the En-suite.

En-Suite

A generous En-suite comprising of a vanity sink with integrated storage and WC. Walk in shower, tiling to all splash sensitive areas, tiled flooring, skylight window, heated towel rail and room extractor.

Front Garden

Open plan to the street, part paved and an area of lawn and established hedging.

Carport

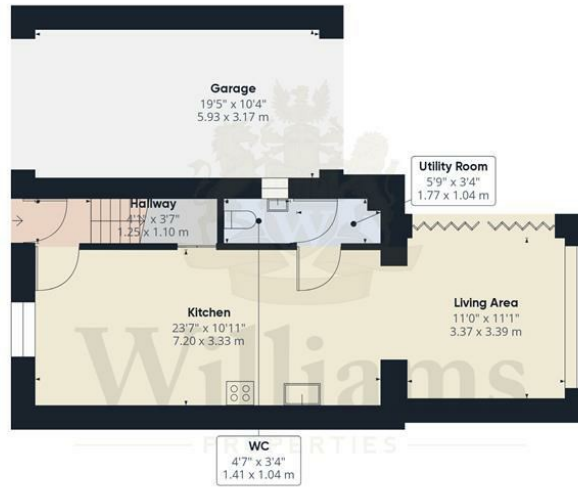
Accessed from the street to the front, an integral carport with gated access into the rear garden.

Rear Garden

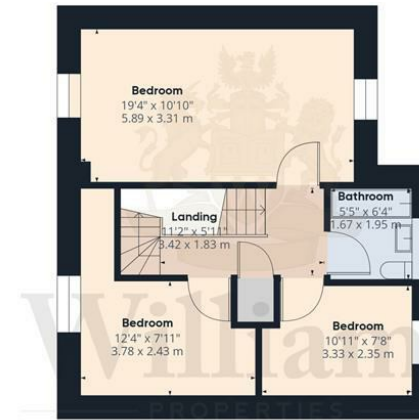
A deceptively larger than average plot which extends to the side of the carport and landscaped with lawn and an area of decking adjacent to the Bi-Folding doors of the living room. All enclosed with panelled fencing.

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	

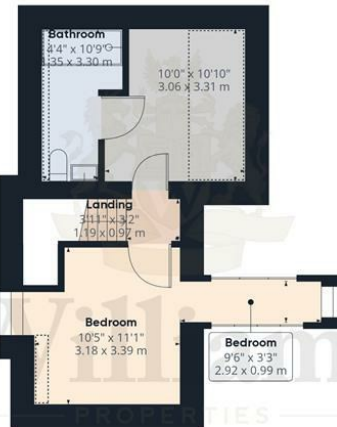
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
1551.01 ft²
144.09 m²

Reduced headroom
50.79 ft²
4.72 m²

(1) Excluding balconies and terraces.

(⌊) Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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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.