



41 Walton Dene

| Aylesbury | | HP21 7LQ



# 41 Walton Dene

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Set in one of Aylesbury's finest roads this 3 bedroom extended semi detached house offering generous accommodation throughout, built started on a side extension offering a development opportunity to create a 5 bedroom semi detached home with 4 reception rooms and utility toilet and large kitchen living area the property sits in excellent school catchment area. This property will appeal to commuters as Rail links to London Marylebone are with less than one mile. The property also sits within a mile of the town centre, Waitrose and the renowned Aylesbury Theatre.

## Offers in excess of £500,000

- \*DEVELOPMENT OPPORTUNITY\*
- Building Started On Side Extension
- Currently 2 Receptions - 4 When Complete
- Currently 3 Bedrooms - 5 When Complete
- 1930's Semi-Detached House
- Cal De Sac Location
- Large Rear Garden
- Viewings Highly Recommended

### Location

Walton Dene, a highly desirable residential road with mature established properties and benefiting from being a no through road. The Broad Leys is a short walk away and offers excellent food. The town centre offers a wide range of shopping, Waitrose, theatre and rail links to London Marylebone within a mile. The property falls into excellent school catchments including Turnfurlong and Grammar Schools.

### Situation

Aylesbury Train Station approx: 0.8 Miles  
Aylesbury Grammar Schools approx: 0.4 Miles  
Turnfurlong School approx: 0.7 Miles  
Waitrose/Theatre approx: 0.6 Miles

### Services

All main services available

### Local Authority

Aylesbury Vale District Council

### Council Tax

E

### Entrance Hall

There are stairs rising to first floor, doors to the lounge, snug and kitchen/family room.



An excellent opportunity to acquire a spacious 3 bedroom semi detached family home, a rare find as is currently undergoing a side extension offering a buyer a development opportunity to create a 5 bedroom family home that is just the way they would want it. The property is situated on the southside of Aylesbury in a quiet cul-de-sac. The house is particularly well located for schools and the town centre, as well as Aylesbury mainline station which is approximately ten minutes' walk.



### Living Room

The living room is set to the front of the property with carpet laid to floor features a walk in bay window with wall mounted radiator and open fireplace.

### Snug

The snug is cosy and sits in the centre of the property comprising wooden flooring and a working log burner.

### Kitchen/Diner

This superb kitchen family area comprises of a range of base and wall mounted units with wooden work tops, inset butler sink and mixer tap, range cooker, extractor fan, built in fridge freezer, dishwasher, wooden flooring, French doors and window to rear garden. ample space for a growing family or an exceptional entertaining space. Dining area offers space for table chairs and has a roof lantern over flooding the space with natural light.

### First Floor

Stairs rising to the first floor landing, carpet to the floor with a stylish single light pendant to the ceiling and doors to all bedrooms and the family bathroom. there is a window to side and access to loft hatch.

### Family Bathroom

The Family Bathroom features fully tiled walls, oval panel jacuzzi bath with shower attachment, a separate walk in double shower cubicle, WC, wash basin, mixer, a wall mounted heated towel rail and a window to the rear aspect.

### Bedroom

Bedroom consists of a window to the front aspect, a walk in bay window, carpet laid to floor, light pendant to ceiling, radiator and space for a super king size bed and other bedroom furniture.

### Bedroom

Bedroom consists of a window to the rear aspect, carpet laid to floor, single light pendant to ceiling, fitted wardrobes and a wall mounted radiator.

### Bedroom

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

### Rear Garden

Patio area leads to an expanse of lawn laid, small trees and shrubs.

### Driveway

Block paved driveway to the front with space for multiple cars.

### Development information

DEVELOPMENT OPPORTUNITY - EXTENSION STARTED FOR FIVE DOUBLE BEDROOMS AND TWO FURTHER RECEPTION ROOMS APPLICATIONS AVAILABLE TO VIEW ONLINE.

### Buyers Notes

#### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(40-60) <b>C</b>		
(20-39) <b>D</b>		
(10-19) <b>E</b>		
(1-9) <b>F</b>		
(0) <b>G</b>		

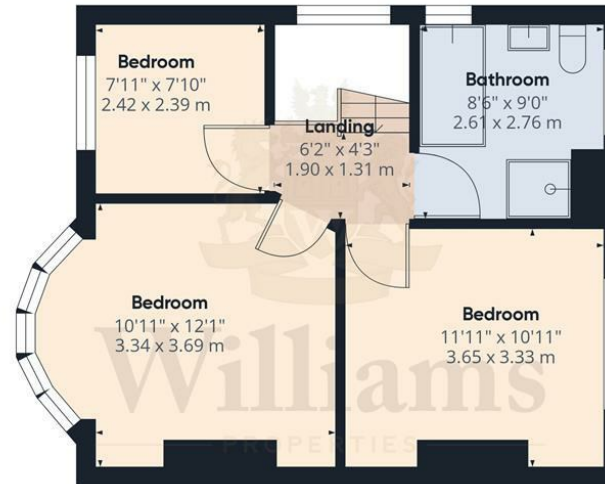
Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC

Williams PROPERTIES



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
 1084.38 ft<sup>2</sup>  
 100.74 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.

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.