



19 Pershore Way

Exemplar Park | Aylesbury | Bucks | HP18 0WN



Williams  
PROPERTIES



# 19 Pershore Way

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Situated on the favoured Exemplar Park development is this 3-bed end of terrace family home, which comes to the market with many benefits including study, ensuite to master, double glazed, gas to radiator central heating, no onward chain and easy access to Vale Park train station. To fully appreciate this property an internal viewing is highly recommended.

## Guide price £415,000

- END OF TERRACE FAMILY HOME
- THREE BEDROOMS
- ENSUITE TO MASTER
- CLOAKROOM
- STUDY
- KITCHEN/BREAKFAST ROOM
- LOUNGE
- ENCLOSED REAR GARDEN
- GARAGE WITH PARKING TO FRONT
- \*\*NO ONWARD CHAIN\*\*

### Exemplar Park

Exemplar Park boasts the Aylesbury Vale Academy, community centre, newly built local amenities and excellent transport links, including the Aylesbury Parkway Train Station with its regular direct link to London Marylebone in just over an hour. There are a number of walkways and local parks ideal for an active family. Easy access to A41, M40, M1 and M25. There are local shops in the vicinity and a regular bus service into the town centre just 2.4 miles.

### Local Authority

Buckinghamshire Council

### Council Tax

Band D

### Services

All main services available

### ACCOMMODATION

#### ENTRANCE HALL

Stairs rising to first floor. Radiator. Tiled floor.

#### CLOAKROOM

Low level WC. Pedestal wash hand basin. Part-tiled wall. Extractor. Radiator. Tiled floor.

#### STUDY/4TH BEDROOM

TV point. Phone point. Built-in bookcase and storage. Double glazed window to front aspect.





To fully appreciate this property an internal viewing is highly recommended.



**KITCHEN/BREAKFAST ROOM**

A modern, open plan kitchen / breakfast room comprising: 1.5 bowl single drainer sink unit. Rolled edge worktop with cupboards and drawers under. Further range of wall mounted cupboards providing storage. 4-ring gas hob. Electric double oven with extractor over. Integrated fridge and freezer. Integrated dishwasher. Space and plumbing for washing machine. Understairs storage cupboard. Tiled floor. Double glazed bi-fold doors leading to rear garden.

**FIRST FLOOR LANDING**

Stairs rising to second floor. Understairs storage cupboard. Smoke alarm. Oak flooring.

**LOUNGE**

TV point. Phone point. Radiator. 2 double glazed windows to front aspect, with shutters.

**BEDROOM 3**

Radiator. Double glazed window to rear aspect, with shutters.

**FAMILY BATHROOM**

Modern 3-piece suite comprising: Panelled bath with shower over; shower screen; low level WC; wash hand basin. Heated towel rail. Extractor. Fully tiled walls. Tiled floor. Frosted double glazed window to rear aspect.

**SECOND FLOOR LANDING**

Airing cupboard housing hot water tank and gas boiler. Radiator. Access to boarded loft space, with built-in shelving, light and ladder. Smoke alarm. Oak flooring.

**MASTER BEDROOM**

TV point. Phone Point. Radiator. Built-in mirror fronted wardrobes. Walnut flooring. Double glazed window to front aspect, with shutters.

**ENSUITE**

Double shower. Tiled walls. Low level WC. Wash hand basin. Extractor. Shaver point. Tiled walls and floor.

**BEDROOM 2**

Built-in double wardrobe. Built-in cupboards. Radiator. Walnut flooring. Double glazed window to rear aspect, with shutters.

**FRONT GARDEN**

Open plan. Storm porch. Path to side and front. Outside light. Shingled area with shrubs.

**REAR GARDEN**

Enclosed by panelled fence. Paved patio area. Outside tap. Gated side access. Gated rear access. Climbing wall. Climbing frame which is going to be left by the current owners.

**GARAGE**

Single garage with parking to front. Up and over door. Power and light. Eaves storage. Home Smart EV charger to front of garage. Courtesy door to rear garden.

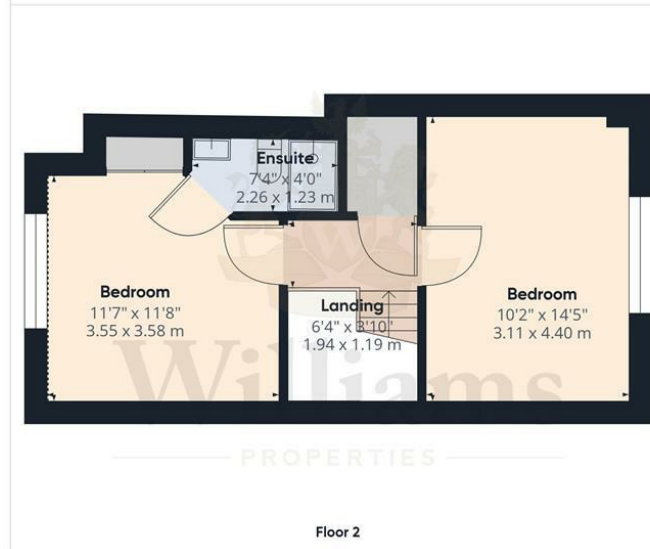
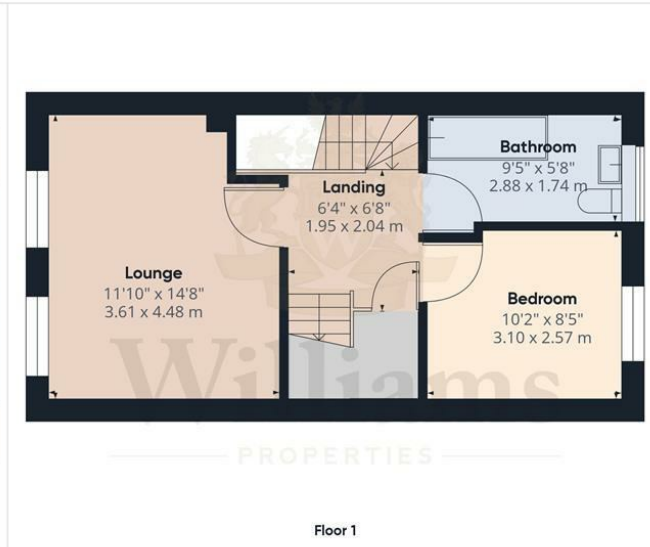
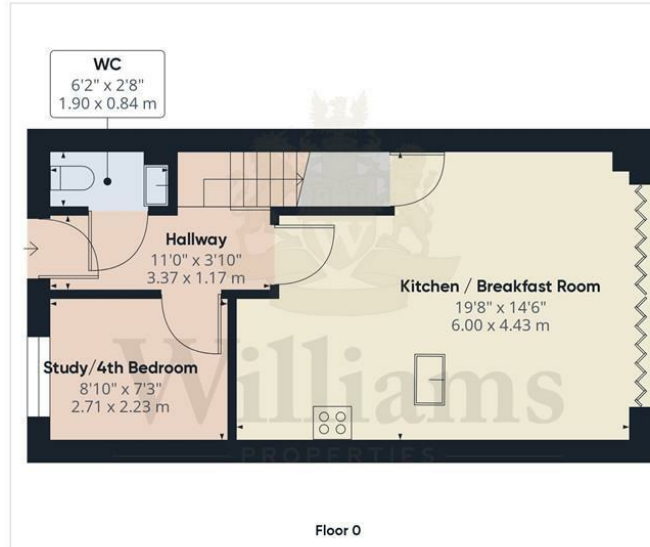
**Buyer Notes**

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
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			
		79	89
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



**Approximate total area<sup>(1)</sup>**  
1141.84 ft<sup>2</sup>  
106.08 m<sup>2</sup>

**Reduced headroom**  
0.65 ft<sup>2</sup>  
0.06 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.