



Walton Green

| Aylesbury | Buckinghamshire | HP21 7RB



Williams  
PROPERTIES

# Walton Green

| Aylesbury | Buckinghamshire | HP21 7RB

Williams Properties are delighted to welcome to the market this detached character cottage in Aylesbury, close to all amenities and town centre shops. The property benefits from character features throughout such as wooden beams and rustic ledged doors. Accommodation consists of two reception rooms, kitchen, sunroom, three bedrooms and bathroom. Outside there is a courtyard style garden and garage. Viewing is highly recommended.

## Offers in excess of £340,000

- Three Bedrooms
- Close To Town Centre
- Garage
- Two Reception Rooms
- Character Cottage
- Walking Distance To Station
- Rear Courtyard
- Viewing Highly Recommended

### Aylesbury Town

A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

### Council Tax

Band B

### Local Authority

Buckinghamshire Council

### Services

All main services available

### Dining Room

Enter through the front door into the dining room consisting of a feature brick built fireplace, window to the front aspect, wall mounted radiator, cupboard and door to the kitchen. Space for a dining table set and other furniture.



Within walking distance to shopping centres, restaurants and Aylesbury Waterside Theatre. The A41 gives fast access to both the M40 & M25 motorway network. Aylesbury train station offers a rail service which reaches London Marylebone in under an hour.



### Kitchen

Kitchen comprises a range of wall and base mounted units with worktops, inset ceramic sink bowl unit with window over, inset electric hob and oven, tiling to splash sensitive areas and space for fridge/freezer. Doors to the living room and sunroom, stairs rise to the first floor.

### Living Room

Living room consists of a feature fireplace with log burner, window to the front aspect and wall mounted radiator. Space for a sofa set and other living room furniture.

### Sunroom

Sunroom consists of tiled flooring, windows overlooking the courtyard style garden, space for washing machine and tumble dryer with extra storage space. Door to the courtyard.

### First Floor

Carpeted first floor landing with doors to all three bedrooms and bathroom. Recess spotlights and wall mounted radiator.

### Bedroom

Bedroom consists of a window to the front aspect, brick built fireplace, wood flooring, wall mounted radiator and recess spotlights. Space for a double bed and other furniture.

### Bedroom

Bedroom consists of a window to the front aspect, built in wardrobe, carpet laid to floor, wall mounted radiator and recess spotlights. Space for a double bed. Access to the loft space.

### Bedroom

Bedroom consists of dual aspect windows, carpet laid to floor, wall mounted radiator and wall lights. Space for a bed.

### Bathroom

Bathroom is fully tiled and comprises a wc, hand wash basin and a panelled bathtub with shower attachment and shower screen. Recess spotlights, wall mounted radiator and a frosted window to the rear aspect.

### Courtyard

Rear courtyard style garden, fully enclosed with plants and shrubs.

### Garage

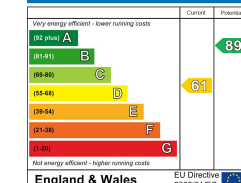
Garage with light and power supply.

### Buyer Notes

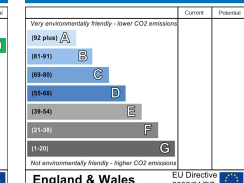
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



### Energy Efficiency Rating



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





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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.