



19 King Edward Avenue

| Aylesbury | Bucks | HP21 7JD





# 19 King Edward Avenue

| Aylesbury | Bucks | HP21 7JD

Williams Properties are pleased to welcome to the market this amazing five bedroom detached house set over three floors in the highly sought after road of King Edward Avenue, within walking distance of top rated primary and secondary/grammar schools. The property consists of four reception rooms, downstairs cloakroom, kitchen/breakfast room, utility, five bedrooms and three bathrooms. Outside there is a large landscaped rear garden and to the front a large driveway. Viewing comes highly recommended on this property.

Price £900,000

## Location

King Edward Avenue is in a highly desirable residential area with many amenities including local shopping areas such as the nearby Jansel Square comprising of a mini supermarket co-op, newsagents, dry cleaners, takeaways and a pharmacy. Tumfurlong School is very sought after. Access to the town centre is just a short level distance which can be walked or there is also a regular bus service connecting the town and surrounding areas. The town offers a wealth of amenities including rail links to London Marylebone.

## Local Authority

Buckinghamshire Council

## Council Tax

Band G

## Services

All main services available

## Entrance Hall

Enter through the front door into the entrance hall with doors to the living room, dining room, office, storage cupboards, w/c and there are carpeted stairs rising to the first floor. The hallway has oak veneer wood flooring.

## Cloakroom

The cloakroom is tiled to splash sensitive areas and comprises a w/c, hand basin vanity unit, tiled flooring, a wall mounted radiator and a privacy window.

## Cloak Cupboard

This room is an ideal size for its use and features ceiling lighting, carpet laid to the floor, a wall mounted radiator, frosted window to the front and provides storage for coats, shoes, bags.



Williams



Williams



Williams







- Detached 1930s Family Home
- Three Bathrooms
- Great size bedrooms
- Walking Distance To Top Schools
- Four/Five Double Bedrooms
- Large Garden
- Direct Access to the A41
- Walking Distance To All Amenities

**Office**

The office consists of a window to the front aspect, fitted cabinetry, carpet laid to floor, light pendants to ceiling, a wall mounted radiator and space for a range of desired furniture.

**Living Room**

The living room consists of double aspect windows to the front and side, gas fireplace with surround, carpet laid to floor, light pendants to ceiling, wall mounted radiators, bespoke fitted shelving and French doors leading out to the sunroom. Space for a large sofa suite and a range of other living room furniture.

**Dining Room**

The dining room is set in the heart of the home and is a generous size and consists of windows to the rear aspect, veneer oak wood flooring, storage cupboard, ceiling and wall lighting, doors to the entrance hall, sunroom and an opening into the kitchen/breakfast room. There is plenty of space for a large dining table and chairs and sofa suite and other desired furniture.

**Kitchen/Breakfast Room**

This modern kitchen consists of a range of wall and base mounted units with granite worktops, inset stainless steel sink bowl unit with mixer tap, integrated range cooker with five ring gas hob and overhead extractor fan and space for fridge/freezer and dishwasher. Window to the rear aspect, spotlights to ceiling, a wall mounted radiator and Amtico flooring. A door to the utility area and opening to the dining room.

**Utility Area**

The utility area features base units with worktops, This is where the boiler is housed. There is space for washing machine and tumble dryer and fridge freezer. There are doors to the rear garden, into the kitchen and to the front.





This highly sought after location boasts easy access to main roads leading south out of the town, main line rail links to London Marylebone only a 1.1 mile walk and within easy reach of many other amenities including shopping, leisure and eateries. The catchment schools are highly regarded and the Aylesbury Grammar Schools are just a short walk away.



### Sunroom

The sunroom consists of tiled flooring, spot lights to the ceiling and dual aspect windows. There is space for a range of furniture of your choice and double doors leading out to the large beautiful mature garden.

### First Floor Landing

Carpeted stairs rising from the ground floor with doors to four bedrooms and two bathrooms. Access to the loft space. A further set of stairs rising to the second floor.

### Bedroom

This fantastic master bedroom is the full length of the property and features double aspect windows, carpet laid to floor, ceiling lighting, wall mounted radiators, built in wardrobes and space for a super king bed and other bedroom furniture.

### Bedroom

The bedroom consists of window to the front aspect, carpet laid to floor, light fittings to ceiling, one fitted wall bed light, fitted wardrobes, a wall mounted radiator and space for a double bed and other bedroom furniture.

### Bedroom

This bedroom is currently being used as a second home office and consists of window to the rear aspect, carpet laid to floor, light fittings to ceiling, a wall mounted radiator and space for a double bed and other bedroom furniture. This room has had a small alteration to become open plan to another bedroom but can easily be put back to its own separate space.

### Bedroom

The bedroom consists of window to the rear aspect, carpet laid to floor, light fittings to ceiling, one fitted wall bed light, a wall mounted radiator and space for a double bed and other bedroom furniture.

### Family Bathroom

This four piece bathroom comprises of fully tiled walls, spot lighting to the ceiling, luxury vinyl flooring, a low level w/c, hand wash basin, shower cubicle, bathtub with mixer tap, a heated towel rail and a frosted window.

### Shower Room

The shower room features window to the rear aspect, half height tiled walls, hand wash basin, w/c, shower cubicle and a frosted window to the side aspect.

### Second Floor

Carpeted stairs rising from the first floor with a door to the fifth bedroom.

### Bedroom & Ensuite

This bedroom is a great size and shape and consists of window to the rear aspect providing an amazing view of the rear garden, a further Velux window to the side aspect. carpet laid to floor, light fittings to ceiling, wall mounted radiators, fitted wardrobes and space for a king size bed and other bedroom furniture. This room provides two areas a bedroom area and a further area for other furniture of choice currently used as a music and office space. Eave storage cupboards, and a door leading to the ensuite. The En suite is half height tiled and comprises a walk in shower, low level w/c, hand wash basin unit and extractor fan. Velux window to the side aspect.

### Frontage & Rear Garden

A large rear garden with a paved patio area, pathway leading to the rear of the garden, expanse of lawn laid with plants, shrubs and small trees. green house, allotment area with raised planters, two further garden, one has a power supply, a door leading directly into the utility area and gated access to the front. All fully enclosed. To the front is a brick paved driveway with a low brick wall. Parking for several vehicles. Side access.

### 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.

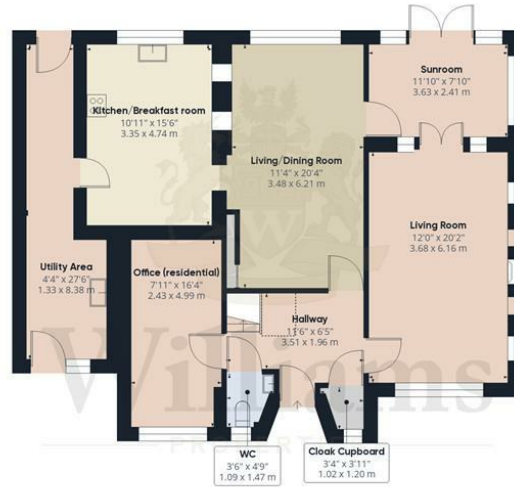
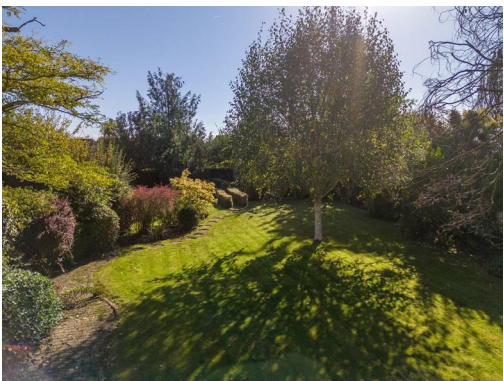
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(02 plus) A			
(81-91) B				(01-01) B			
(69-80) C				(00-00) C			
(55-68) D				(00-00) D			
(39-54) E				(00-00) E			
(21-38) F				(11-20) F			
(1-20) G				(11-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			



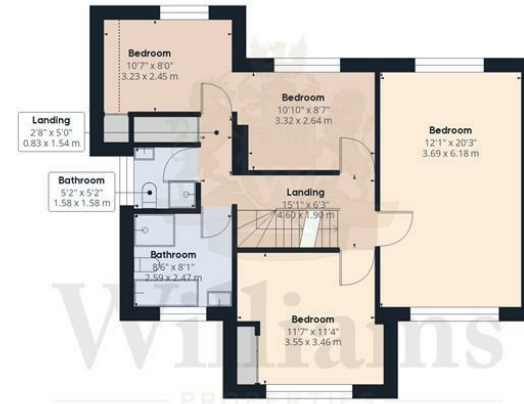


Williams





Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

2194.33 ft<sup>2</sup>

203.86 m<sup>2</sup>

Reduced headroom

104.84 ft<sup>2</sup>

9.74 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. 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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.