



6 Richardson Close

Town Centre | Aylesbury | Buckinghamshire | HP19 8JY



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Williams Properties are delighted to welcome to the market this three bedroom house close to the centre of Aylesbury. The property is within walking distance to the train station and benefits from an entrance hall, downstairs cloakroom, open plan kitchen/living area, three double bedrooms and a bathroom. Outside offers two allocated parking spaces and an enclosed rear garden.

Guide price £375,000

- Central Location
- Three Bedrooms
- Enclosed Rear Garden
- Two Allocated Parking Spaces
- Newly Built Development
- Open Plan Kitchen/Living Area

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 D

Local Authority

Buckinghamshire Council

Services

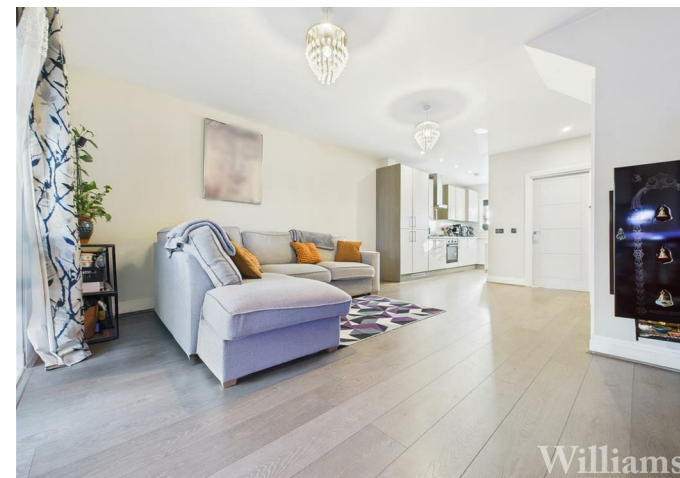
All main services available

Entrance

Enter through the front door into this entry space with Amtico flooring, spotlights to the ceiling and doors to the living area, storage cupboard and downstairs cloakroom.

Cloakroom

This downstairs two piece cloakroom is comprised of tiling to the flooring and splash sensitive areas, a frosted window, spotlights to the ceiling, a heated towel rail, a low level w/c and a hand wash basin with a mixer tap.



The property is within walking distance to all amenities, shops and leisure facilities. The mainline train station is a short walk away, with regular services directly into London Marylebone.



Lounge / Diner

This lounge / diner is comprised of Amtico flooring, pendant lights to the ceiling, vertical windows and French double doors to the rear aspect, a door to a storage cupboard and carpeted stairs to the first floor. Ample space for living and/or dining room furniture and open plan access to the kitchen.

Kitchen

This kitchen is comprised of Amtico flooring, spotlights to the ceiling, a frosted window to the front aspect, a wall mounted radiator and a range of wall and base mounted units including cupboard downlighting, an inset extractor, splashback, gas hob and oven, dishwasher, fridge/freezer and basin with a mixer tap and draining board.

First Floor Landing

This first floor landing is comprised of two pendant lights to the ceiling, carpeted flooring, a wall mounted radiator and doors to all three bedrooms and the family bathroom

Bedroom

This master bedroom is comprised of carpeted flooring, a window to the rear aspect, a pendant light to the ceiling, a wall mounted radiator, an inset triple wardrobe. A door to the bathroom and space for a double bed and other bedroom furniture.

Bathroom

This bathroom features door from the landing and master bedroom, spotlights to the ceiling, underfloor heating, a hand wash basin with a mixer tap inset into a floating vanity unit, low level w/c, tiling to splash sensitive areas, a heated towel rail and a panelled bathtub with an overhead shower.

Bedroom

The second bedroom is comprised of carpeted flooring, a window to the front aspect, pendant light to the ceiling, an inset wardrobe, a wall mounted radiator and space for a bed and other bedroom furniture.

Bedroom

The third bedroom features a wall mounted radiator, a window to the front aspect, carpeted flooring, a pendant light to the ceiling and space for a bed and other bedroom furniture.

Garden

The enclosed rear garden features a patio area with a pergola and space for garden furniture, an electrical point, garden tap, a pathway to the rear of the garden connecting to a rear walkway and artificial turf laid to the remainder.

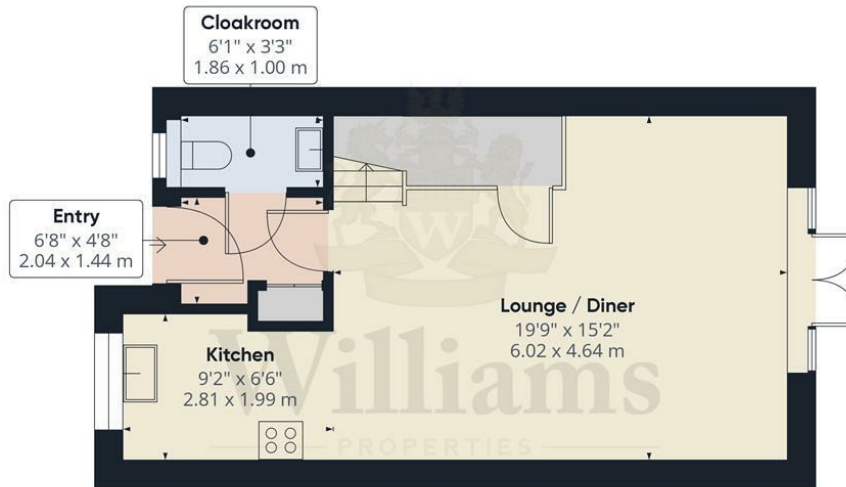
Parking

There are two allocated parking spaces to the front of the property with a fitted EV charger to the front.

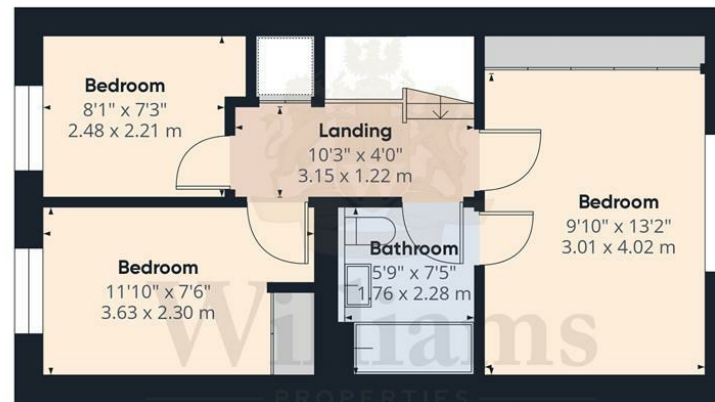
Buyer Notes

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. There is a maintenance charge on this property of £150 per annum.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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			(01-01) F		
(1-20) G			(01-01) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Floor 0



Floor 1



Approximate total area⁽¹⁾
802.88 ft²
74.59 m²

(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.

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.