



19 Ebble Close

Walton Court | Aylesbury | Buckinghamshire | HP21 8RJ



19 Ebbles Close

Walton Court | Aylesbury | Buckinghamshire | HP21 8RJ

Williams Properties are pleased to welcome to the market this three bedroom terraced house, set in Walton Court within easy reach of Stoke Mandeville Hospital, the property has a brilliant layout and benefits from a kitchen, downstairs cloakroom, living room, dining room, three bedrooms & a family bathroom. Outside there is an enclosed rear garden. Viewing is highly recommended on this property.

£350,000

Walton Court

Walton Court is a development on the South West side of the town and offers good transport links with easy access towards Thame, High Wycombe and nearby rail links at Stoke Mandeville or Aylesbury with connections to London Marylebone. There is a Co-Operative, doctors surgery, a community centre, regular bus services to the town centre, nearby walks to open countryside and Stoke Mandeville Hospital is within approximately 1 mile.

Council Tax

Band

Local Authority

Buckinghamshire Council

Services

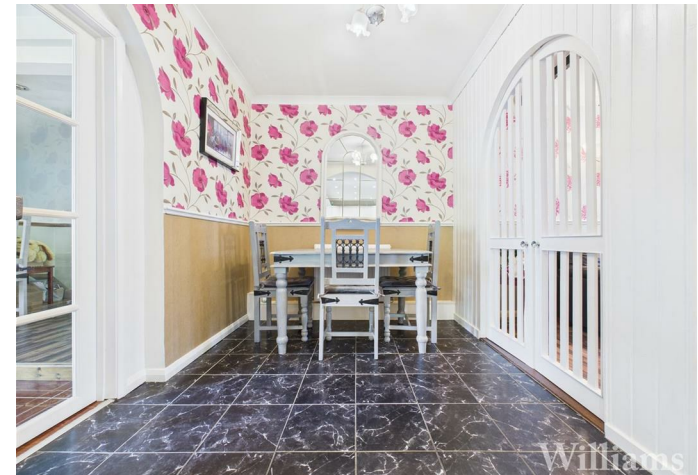
All main services available

Entrance Porch

Enter through the front door into this entrance porch, comprised of tiled flooring, a fitted light to the ceiling, a further door to the hallway and plenty of space for storage.

Hallway

This hallway features tiled flooring, stairs rising to the first floor, a fitted light to the ceiling, a door to the downstairs cloakroom, two storage cupboards, the living room and kitchen.





- Three Bedrooms
- Close to Town
- Enclosed Rear Garden
- Close To Amenities
- Multiple Reception Rooms
- Good Transport Links
- Terraced Property
- Viewings Highly Recommended

Cloakroom

This downstairs cloakroom is comprising of tiled flooring, a fitted light to the ceiling, a low level w/c, a hand wash basin with a mixer tap, frosted window and a wall mounted radiator.

Living Room

This lounge features a window to the front aspect, a wall mounted radiator, a feature fireplace, double arch doors to the kitchen, wood effect flooring, wall mounted and pendant lights to the ceiling. Ample space for living room furniture.

Kitchen

This kitchen is comprised of tiled flooring, spotlights to the ceiling, a wall mounted radiator, tiling to splash sensitive areas, an arched window space into the dining room and a range of wall and base mounted units including an integrated double oven, inset sink with a mixer tap, electric hob, splashback and extractor, cupboard downlighting and space for a washing machine, tumble dryer, fridge and a freezer.

Dining Room

This dining room features wood effect flooring, a fitted light to the ceiling, a wall mounted radiator, French double doors to the rear aspect, a feature fireplace, two windows to the rear aspects and space for plenty of dining room furniture.

Landing

This first floor landing is comprised of wood effect flooring, spotlights to the ceiling and doors to the airing cupboard, family bathroom and all three bedrooms.



The property is within close proximity to shops at Walton Court including a Pharmacy, hairdressers, Co-Op food market and fish and chip takeaway. A bus route serves the area, and there are excellent transport links with easy access to the A41.



Bathroom

This family bathroom is comprised of tiled flooring, partially tiled walls, a window to the front aspect, fitted light to the ceiling, panelled bathtub with a mixer tap, a hand wash basin with hot and cold taps and a low level w/c.

Bedroom

The third bedroom is comprised of wood effect flooring, window to the rear aspect, pendant light to the ceiling, a wall mounted radiator and a space for a bed and other bedroom furniture.

Bedroom

The master bedroom features wood effect flooring, a window to the rear aspect, wall mounted radiator, fitted chest of wardrobes and mirror fronted sliding double wardrobe. Space for a double bed and other bedroom furniture.

Bedroom

This bedroom is comprised of wood effect flooring, a window to the front aspect, wall mounted radiator, fitted chest of drawers, wardrobe and overhead storage cupboards, a pendant light to the ceiling, a door to a storage cupboard and an enclosed shower unit. Space for a double bed and other bedroom furniture.

Garden

This enclosed rear garden is comprised of a wooden decking area, gate to the rear aspect, brick flooring to the remainder and a garden shed.

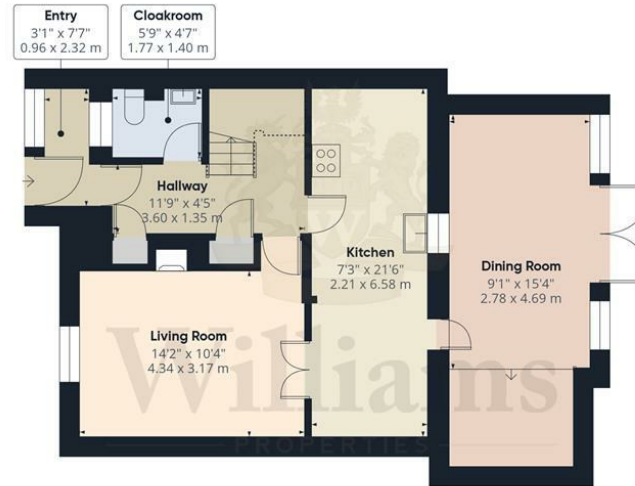
Buyer Notes

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.

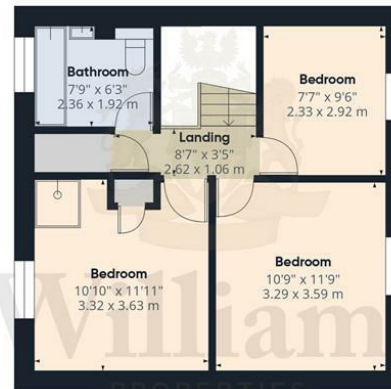
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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





Floor 0



Floor 1



Approximate total area⁽¹⁾

1064 ft²
98.9 m²

Reduced headroom

24 ft²
2.3 m²

(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, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.