



7 Evenlode Close

| Aylesbury || HP21 8TB



7 Evenlode Close

| Aylesbury || HP21 8TB

Williams Properties are delighted to welcome to the market this three bedroom mid terrace property on the popular development of Walton Court in Aylesbury. The property consists of a kitchen, dining area, living room, Sunroom, downstairs WC, utility room, three bedrooms and a shower room. Outside there is south facing rear garden. Viewing is highly recommended on this fantastic property, ideal family home.

£325,000

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 supermarket, 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 B

Local Authority

Buckinghamshire Council

Entrance Porch

Enter via the front door into the porch. There is an opening leading into the dining area and to a storage cupboard.

Dining Area

Dining area consists of wood effect vinyl flooring, a door leading into the downstairs WC and openings leading into the kitchen and living room. There is space for a dining set and a range of other dining furniture.

Kitchen

Kitchen consists of tiles laid to the floor and a range of wall and base mounted units, with roll top worktops. Stainless steel sink, draining board and mixer tap. There is space and plumbing for a washing machine and dishwasher, integrated fridge/freezer, oven and gas hob. Window to the front aspect.





- Three Bedrooms
- Mid-Terrace
- Good Condition Throughout
- Walking Distance To Schools
- Three Reception Rooms
- Newly Fitted Shower Room
- South Facing Rear Garden
- Walking Distance to Shops

Living Room

Living room consists of carpet laid to the floor, window to the rear aspect, a door leading into the sunroom and stairs rising up to the first floor landing. There is space for a three piece suite and a range of other living room furniture.

Sunroom

First Floor

Carpeted stairs rise up to the first floor landing. There are doors leading into all three bedrooms, bathroom and airing cupboard.

Bedroom

Bedroom one consists of carpet laid to the floor and windows to the front aspect. There is space for a king size bed and other bedroom furniture.

Bedroom

Bedroom two consists of carpet laid to the floor and windows to the rear aspect. There is space for a king size bed and other bedroom furniture.

Bedroom

Bedroom three consists of carpet laid to the floor and a window to the front aspect. There is space for a bed and other bedroom furniture.

The Shower Room

The shower room suite consists of tiles laid to the floor and a window to the front aspect. There is a double walk in shower, heated towel rail, wall mounted hand wash basin vanity unit, illuminated mirror with storage and low level WC.



The property is close to amenities including a Co-Op, doctors surgery and pharmacy. There is a bus stop within walking distance offering a regular bus route in and out of Aylesbury town centre with the journey lasting approximately 15 minutes.

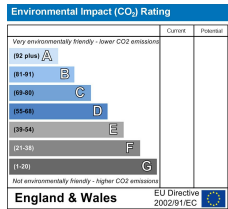
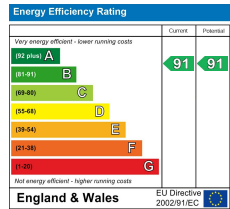


Rear Garden

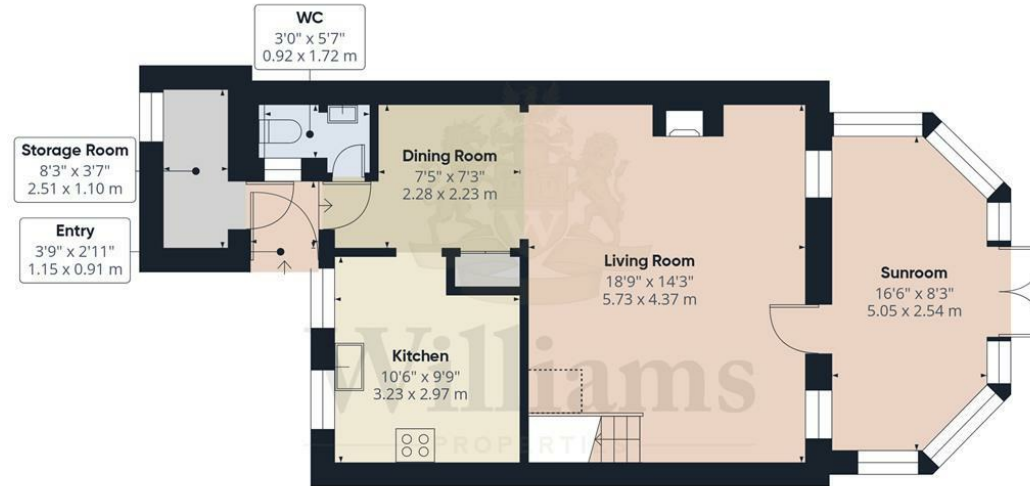
South facing enclosed courtyard style rear garden with a garden shed. There is a wooden gate for rear access.

Buyers Notes

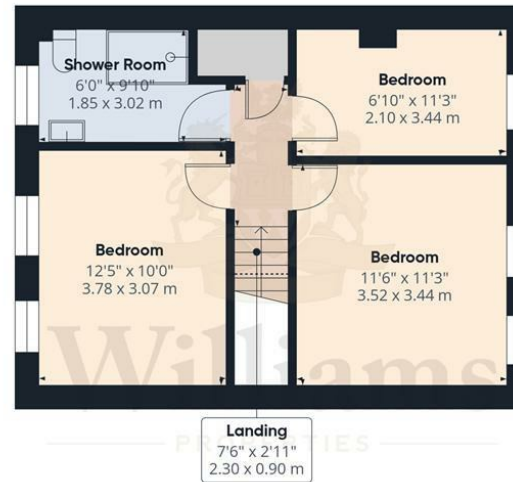
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.







Floor 0



Floor 1



Approximate total area^m

1037 ft²

96.3 m²

Reduced headroom

6 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.