



Walton Way

| Aylesbury | Buckinghamshire | HP21 7JL



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Williams Properties are pleased to bring to the market this two bedroom semi-detached house in Aylesbury, close to schools and amenities. The property offers an entrance hall, office, living room, kitchen, utility, downstairs wc, two bedrooms and a bathroom suite. Viewing comes highly recommended on this family home.

Offers in excess of £325,000

- Two Bedrooms
- Close To Amenities
- Close To Town
- Four Piece Bathroom Suite
- Semi - Detached House
- Rear Garden
- Utility Room
- Viewing Recommended

Location

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 Hall

Enter through the front door into the entrance hall consisting of stairs rising to the first floor, doors to the kitchen and living room.

Office

Office consists of a bay window to the front aspect, wood effect flooring, wall mounted radiator and spotlights to ceiling. Space for a range of furniture.



The property is within walking distance to a range of top schools, both primary and secondary, as well as amenities at the nearby Jansel Square in Bedgrove.



Living Room

Living room consists of a feature fireplace, window overlooking the garden, carpet laid to floor, light pendant to ceiling and doors to the rear garden. Space for a sofa suite and a range of other furniture.

Kitchen

Kitchen consists of a range of wall and base mounted units with worktops, inset ceramic sink bowl unit with window over, space for a range style cooker and American style fridge/freezer. Under cabinet lights, tiled flooring, spotlights to ceiling and door to the utility room.

Utility Room

Utility room consists of a range of base mounted units with worktop, space and plumbing for washing machine. Spotlights to ceiling, tiled flooring, wall mounted radiator and doors to the wc and leading out to the side of the property.

WC

WC is fully tiled and comprises a corner pedestal hand wash basin, wc and privacy window.

First Floor

Doors to both bedrooms and bathroom. Access to the loft space.

Bedroom

Bedroom consists of windows to the rear aspect, built in wardrobe, feature fireplace, light pendant to ceiling, wall mounted radiator and carpet laid to floor. Space for a double bed and other bedroom furniture.

Bedroom

Bedroom consists of a window to the front aspect, light fitting to ceiling and wall mounted radiator. Space for a bed and other bedroom furniture.

Bathroom

Bathroom is fully tiled and comprises a low level wc, hand wash basin unit with storage, standalone bathtub with mixer tap and shower attachment, walk in shower cubicle, heated towel rail and a frosted window to the rear.

Rear Garden

Enclosed garden with a paved patio area and grass laid to the remainder.

Front Garden

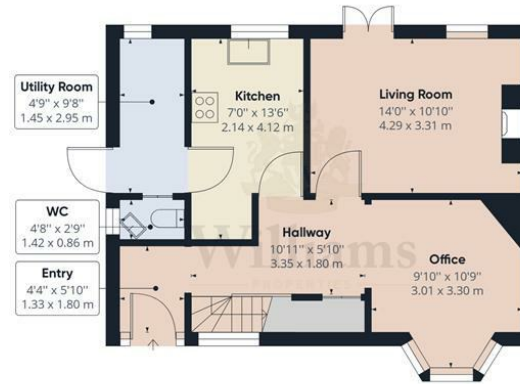
Pathway leading to the front door, grass area with plants, enclosed by shrub borders.

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			
(92-100) 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⁾

903.14 ft²

83.90 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.

GIRAFFE360



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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.