



Buckingham Road

| Aylesbury | Buckinghamshire | HP19 9QN



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Williams Properties welcome to the market this four bedroom semi-detached house on Buckingham Road, Aylesbury. Located in the heart of Aylesbury, Buckingham Road offers a convenient lifestyle with amenities, schools, and transport links all within easy reach. As you step inside, you are greeted by two spacious reception rooms, kitchen/diner, four bedrooms and two bathrooms. Outside there are front & rear gardens, with parking. Viewing highly advised.

Offers in excess of £475,000

- Central Location
- Two Reception Rooms
- Walking Distance To Town
- Four Bedroom House
- Close To Schools
- Two Bathrooms

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 C

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the hallway with stairs rising to the first floor and doors to the family room, living room and downstairs bathroom.

Family Room

Family room consists of a bay window to the front aspect, electric fireplace, wood effect flooring, light pendant to ceiling, radiator and space for a range of furniture.



The property is located a short walk away from the town centre of Aylesbury, offering a range of vibrant leisure, dining and shopping facilities and amenities. The mainline train station with regular services into London Marylebone is a 15 minute walk away. Excellent road links with easy access to the A41.



Living Room

Living room consists of wood effect flooring, light fitting to ceiling, radiator and space for a sofa set. Opening to the kitchen/diner.

Kitchen / Diner

Kitchen comprises a range of wall and base mounted units with worktops, inset sink bowl unit with window over, island with space for bar stools, space for fridge/freezer, washing machine, dishwasher and range style cooker. Space for dining table set. Double doors lead out to the garden.

Bathroom

Bathroom is fully tiled and comprises a wc, hand wash basin unit, bathtub with shower attachment, heated towel rail and a frosted window.

First Floor

Doors to all bedrooms and bathroom. Loft access.

Bedroom

Bedroom consists of a bay window, wood effect flooring, radiator, light pendant to ceiling and space for a king size bed and other furniture.

Bedroom

Bedroom consists of a window to the rear aspect, built in wardrobe, wood effect flooring, radiator, light pendant to ceiling and space for a double bed and other furniture.

Bedroom

Bedroom consists of a window to the rear aspect, wood effect flooring, radiator, light pendant to ceiling and space for a double bed and other furniture.

Bedroom

Bedroom consists of a window to the front aspect, wood effect flooring, radiator, light pendant to ceiling and space for a single bed and other furniture.

Bathroom

Bathroom is fully tiled and comprises an enclosed shower cubicle, hand wash basin unit, wc, heated towel rail and a frosted window.

Rear Garden

Paved patio leads to an area of lawn laid, garden shed, all fully enclosed. Gated access to the front. Planning permission has been approved for an outbuilding.

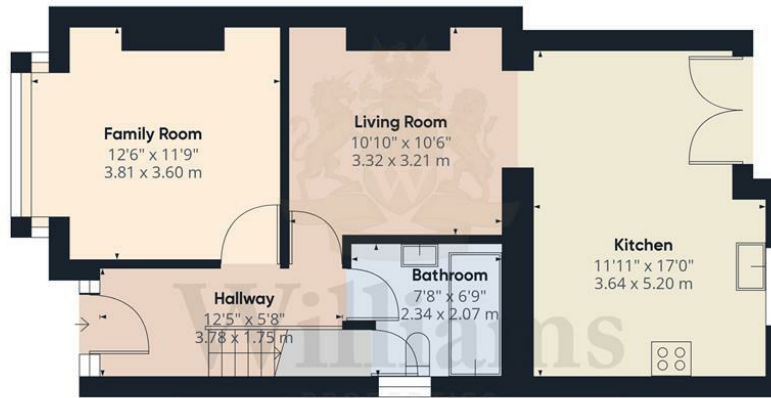
Front Garden & Parking

Pathway leads to the front door with an area of grass laid. Gravelled area with space for two vehicles.

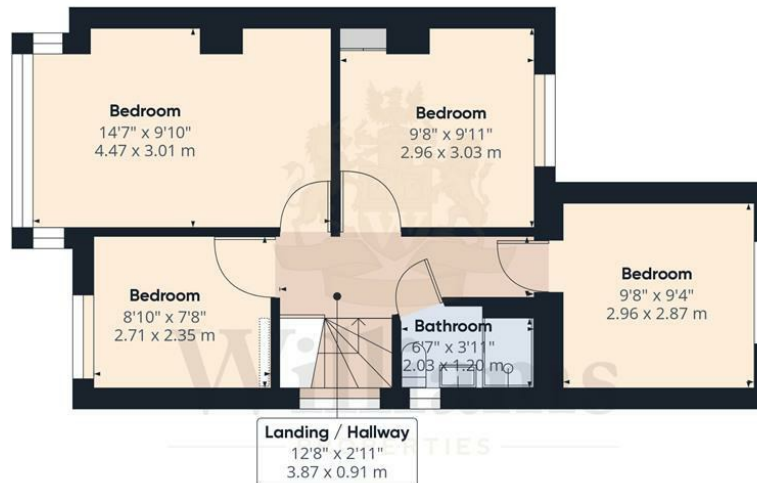
Buyer Notes

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 ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(61-81) B			
(69-80) C				(50-60) C			
(55-68) D				(39-49) D			
(39-54) E				(29-38) E			
(21-38) F				(13-28) F			
(1-20) G				(1-12) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1



Approximate total area⁽¹⁾
1054.65 ft²
97.98 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.

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.