



Wendover Road

Town Centre | Aylesbury | Buckinghamshire | HP21 9LW



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PROPERTIES

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# Wendover Road

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Williams Properties are delighted to bring to the market this amazing four bedroom detached house in Aylesbury, Buckinghamshire. The property is located southside of Aylesbury Town centre and is within walking distance to local shops, schools and amenities. Accommodation comprises of an entrance hall, living room, dining room, kitchen, downstairs cloakroom to the ground floor. The first floor consists of four bedrooms and a family bathroom. Outside there are mature front and rear gardens with a single garage and a shingle driveway parking for a number of vehicles. Viewing comes highly recommended.

£675,000

## Wendover Road

Wendover Road is a central location with access to the town centre just a short level distance which can be walked or there is also a regular bus service connecting the town and surrounding areas. The town offers a wealth of amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. Turnfurlong School is a short walk and is very sought after and the A41 gives fast access to both the M40 & M25 motorway network.

## Council Tax

Band F

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Entrance Hallway

Enter through the front door into this entrance hallway comprising of wood effect flooring, a fitted light to the ceiling, a wall mounted radiator and doors leading to the living room, dining room, under stair storage, cloakroom and the kitchen.

## Living Room

This living room located at the front of the property is comprised of carpeted flooring, dual aspect windows to the front and side aspect, two wall mounted radiators, a fitted light to the ceiling and a feature fireplace.



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- Detached House
- Large Enclosed Rear Garden
- 1950's Property
- Generous Garden
- Four Bedrooms
- Garage & Driveway
- Town Centre Location
- Viewings Highly Recommended

#### **Cloakroom**

This downstairs cloakroom features wood effect flooring, a fitted light to the ceiling, frosted window to the side aspect, wall mounted radiator, low level WC and a hand wash basin with a taps.

#### **Kitchen**

This kitchen is comprised of wood effect flooring, a fitted light to the ceiling, heated towel rail, fitted units with an inset basin with taps, splashback and a window to the rear aspect. Doors to storage cupboards and a larder.

#### **Dining Room**

This dining room is comprised of carpeted flooring, a wall mounted radiator, dual aspect windows to the side and rear aspect, a fitted light to the ceiling, a door to the rear aspect and fitted further storage cupboards.

#### **First Floor Landing**

This first floor landing is comprised of carpeted flooring, a large window to the side aspect, pendant light to the ceiling and doors to all four bedrooms and family bathroom.

#### **Bedroom**

This master bedroom is comprised of carpeted flooring, a fitted light to the ceiling, a wall mounted radiator, windows to the front and side aspect, an inset wardrobes, a shelved cupboard and ample space for a double bed other bedroom furniture.



The property is located a short walk away from the amenities of the Town Centre including the main line train station with frequent trains directly into London Marylebone. There is a bus stop on the main road which passes by the neighbourhood and provides regular services into Aylesbury and the surrounding towns and villages.



**Bedroom**

This bedroom features a window to the side aspect, a wall mounted radiator, fitted light to the ceiling, an inset wardrobe and space for a bed and other bedroom furniture.

**Bathroom**

This family bathroom is comprised of laminate flooring, frosted window to the side aspect, fitted light to the ceiling, a wall mounted radiator, panelled bathtub with an overhead shower and hot and cold taps and a hand wash basin with taps.

**Bedroom**

This bedroom features carpeted flooring, an inset wardrobe, a window to the side aspect, fitted light to the ceiling, a wall mounted radiator and space for a double bed and other bedroom furniture.

**Bedroom**

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

**Garden**

This large enclosed rear garden features a brick patio area to the rear of the property with access to the garden shed, garage and grass lawn and shrubbery to the remainder.

**Garage & Parking**

There is a single garage and a large shingle driveway.

**Buyer Notes**

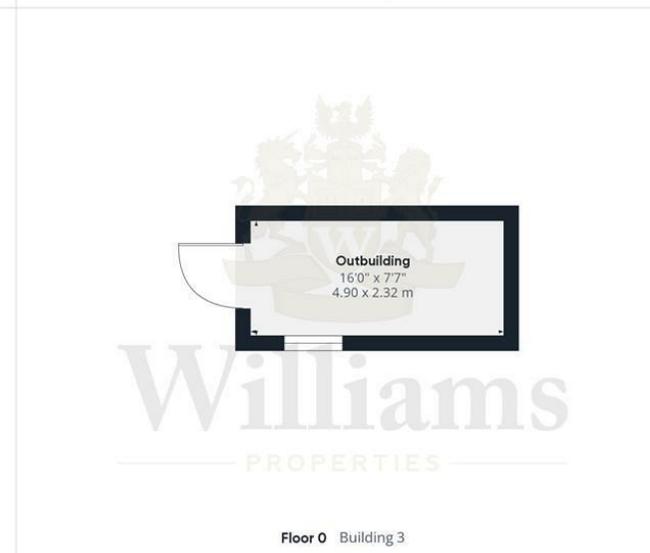
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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**Approximate total area<sup>®</sup>**

1465.81 ft<sup>2</sup>  
136.18 m<sup>2</sup>

(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 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**



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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.