



Bupa Dental Care
Buckingham Road, Aylesbury

HUNTERS[®]

HERE TO GET *you* THERE

37 Buckingham Road, Aylesbury, HP19 9PT

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£380,000

- FIVE BEDROOM TOWNHOUSE
- TWO RECEPTION ROOMS
- SCOPE FOR FURTHER CHANGES (STPP)
- GENEROUS SIZED REAR GARDEN
- CELLAR
- NO ONWARD CHAIN
- TWO BATHROOMS
- CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this extended five bedroom townhouse, located within a prime location and close proximity to Aylesbury Town Centre and other local amenities. NO ONWARD CHAIN.

Offering versatile and flexible living accommodation set over three floors. To the ground floor of this sizable family home comprises; open plan lounge/ dining room, kitchen/breakfast room, separate utility room, four piece bathroom and a conservatory that opens up to the rear garden.

The first floor offers two double bedrooms and another four piece bathroom. On the second floor, a further three bedrooms one of which is currently used as an office.

Overall this is a great opportunity that has been extended over the years with scope for further changes (STPP).

Externally this property benefits from a sizable rear garden and a garage/outbuilding at the bottom of the garden with further potential to create off road parking.

Aylesbury is a historic market town and the county town of Buckinghamshire, with a mix of modern and historic architecture. It is home to a number of landmarks, including St Mary's Church, the County Museum at Aylesbury Grammar School, and the Waterside Theatre. The town also has a range of shopping and dining options.

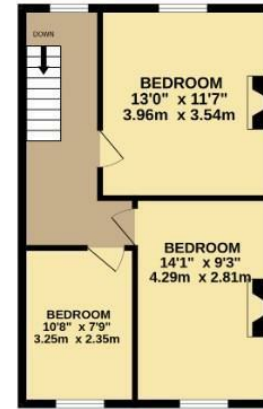
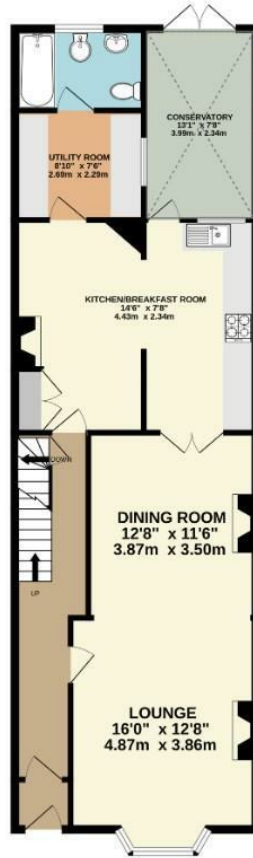
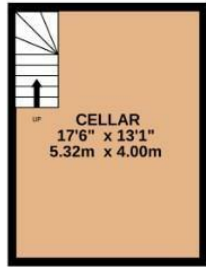
Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252
tring@hunters.com | www.hunters.com

BASEMENT
229 sq.ft. (21.3 sq.m.) approx.

GROUND FLOOR
803 sq.ft. (83.0 sq.m.) approx.

1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.

2ND FLOOR
449 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 2087 sq.ft. (193.8 sq.m.) approx.

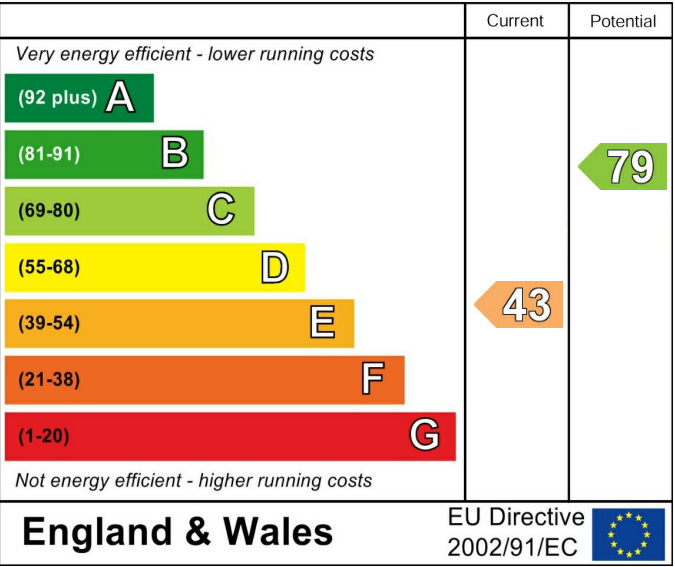
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		
		79
	43	
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







