



## WYNFORD GREEN, CHILTERN PARK, AYLESBURY

OFFERS IN EXCESS OF £475,000

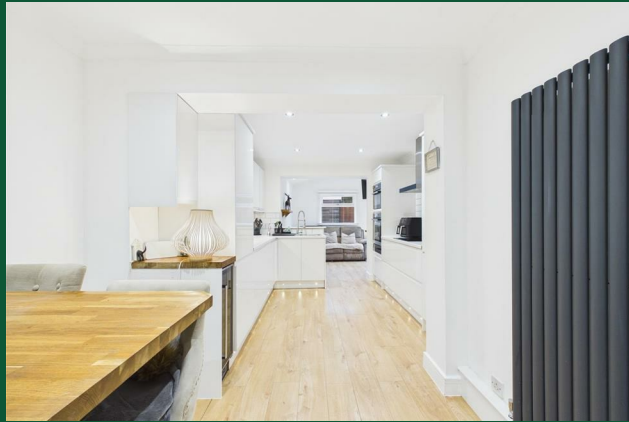
FREEHOLD

A beautifully presented four bedroom detached home on the sought-after Chiltern Park development, ideally located within walking distance of local grammar and high schools. Finished to a fantastic standard throughout, this ideal family home offers a spacious living room, a modern kitchen/diner with adjoining living area, and a versatile downstairs bedroom. Upstairs are three further bedrooms and a bathroom. Outside features include a landscaped rear garden, a partly converted garage with bar room, and driveway parking for multiple vehicles.



# WYNFORD GREEN

- CHILTERN PARK • FOUR BEDROOM DETACHED HOUSE • WALKING DISTANCE TO GRAMMAR AND HIGH SCHOOLS • LANDSCAPED REAR GARDEN • DRIVEWAY PARKING FOR MULTIPLE CARS • VERSATILE DOWNSTAIRS BEDROOM • FANTASTIC ORDER THROUGHOUT • MODERN KITCHEN / DINER WITH LIVING AREA • PARTLY CONVERTED GARAGE • BRIGHT LIVING ROOM



## LOCATION

Chiltern park is a popular development situated on the southside of Aylesbury. Constructed in the early 1970s the estate has easy access towards London/M40 on the A413 and benefits from being within equal distance of Aylesbury and Stoke Mandeville Train Stations offering mainline services into London Marylebone. An ideal location for families the estate is within walking distance from Aylesbury Grammar and High School and is the catchment area for William Harding Combined. Further benefits to this location includes: Small parade of shops – walking distance to the Guttman Gym and Swimming pool – close by is Stoke Mandeville Hospital.

## ACCOMMODATION

The property is entered via a welcoming entrance hall featuring useful built-in storage cupboards and stairs rising to the first floor. To the front, a bright and well proportioned living room benefits from a bay window and an attractive feature fireplace, creating a warm and inviting space.

To the rear, the heart of the home is the modern kitchen/diner, fitted with a range of contemporary units and an inset electric hob with extractor fan, integrated oven and grill, fridge, dishwasher and wine cooler, along with space for a washing machine. There is ample room for a dining set, and the kitchen flows seamlessly through to a living area with bi-fold

doors opening onto the rear garden. Also on the ground floor is a versatile bedroom, suitable for guests, home working or multi-generational living.

The first floor landing provides access to the loft and airing cupboards. There are three further bedrooms, with built-in wardrobes to bedrooms one and two, and a shower room serving the upper floor.

Outside, the landscaped rear garden has been thoughtfully designed and includes a decked seating area, lawn, paved section and built-in planters. A garden shed with light and power offers additional practical storage. The garage has been partly converted to create a stylish bar room, while retaining storage space at the front. To the front of the property, a driveway provides parking for multiple vehicles.

This superb home combines a prime location with stylish, adaptable living spaces and is perfectly suited to modern family life.

# WYNFORD GREEN





## WYNFORD GREEN

### ADDITIONAL INFORMATION

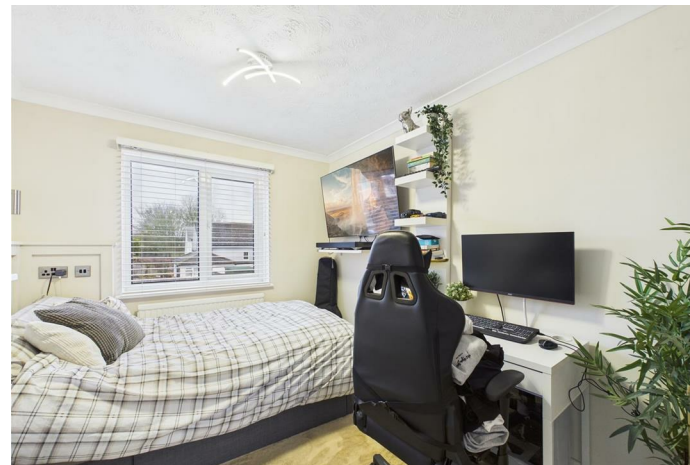
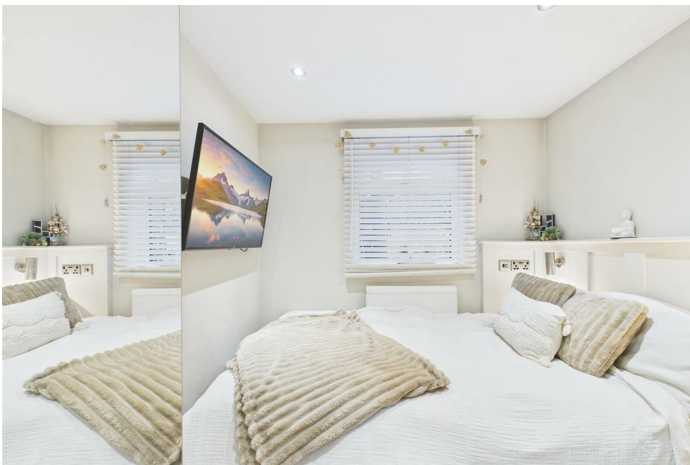
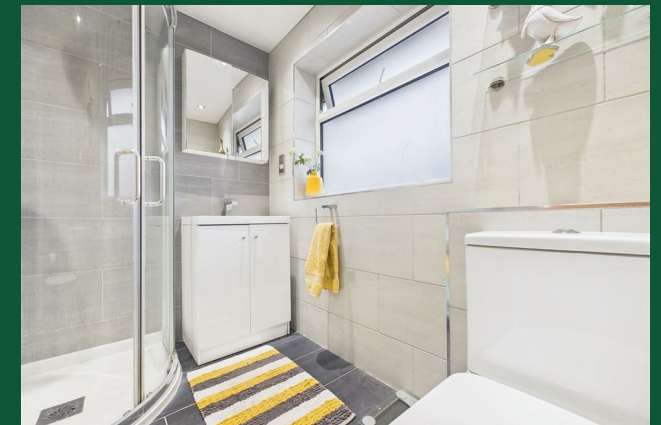
**Local Authority** – Buckinghamshire

**Council Tax** – Band E

**Viewings** – By Appointment Only

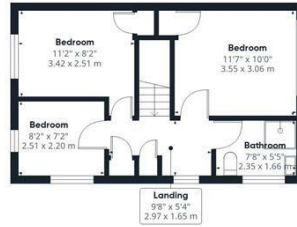
**Floor Area** – 1205.57 sq ft

**Tenure** – Freehold





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1182 ft<sup>2</sup>  
110.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		71	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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