



## PRINCE RUPERT DRIVE, BUCKINGHAM PARK, AYLESBURY

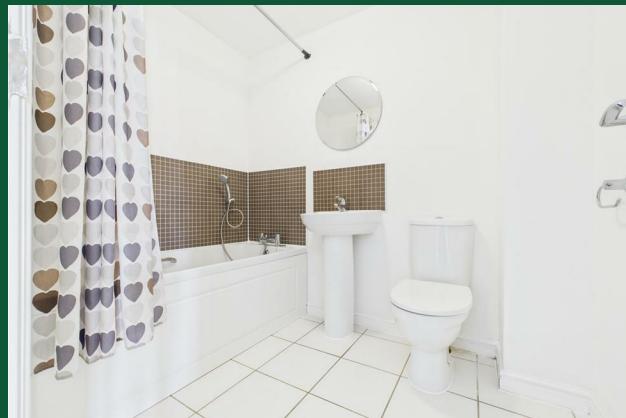
OFFERS IN EXCESS OF £385,000  
FREEHOLD

RECENTLY REDECORATED - NO UPPER CHAIN - GARAGE AND PARKING - TWO EN-SUITES PLUS MAIN BATHROOM - THREE/BEDROOMS - Located on the popular Buckingham Park Estate this three storey home offers spacious and flexible accommodation. Short walk to school and shopping parade.



# PRINCE RUPERT DRIVE

- BUCKINGHAM PARK • NO UPPER CHAIN
- SEMI DETACHED TOWNHOUSE • THREE DOUBLE BEDROOMS • GARAGE AND PARKING TO THE REAR • ENCLOSURE GARDEN • CLOSE TO SCHOOLS AND LOCAL AMENITIES • OFFICE • TWO EN SUITE BATHROOMS • SPACIOUS FAMILY HOME



## LOCATION

Buckingham Park is a recently constructed development to the north of Aylesbury. The location offers good access back towards the town centre and train stations, as well as the nearby towns of Winslow and Milton Keynes. At the heart of the community is Buckingham Park Church of England Primary School. There are local shops and a community centre nearby and a brand new medical centre with GP surgery is located just a few minutes' drive away.

## OUTSIDE

**REAR GARDEN** - Paved patio with gravelled areas, built in planters and gated access.

**GARAGE AND PARKING** - Garage to the rear of the property with a parking space in front of the garage.

## NOTES

Leasehold garage - 999 years from 2007.

## ACCOMMODATION

**ENTRANCE HALL** - Doors to the office, cloakroom and kitchen. Stairs to the first floor. Under stairs cupboard.

**OFFICE** - Space for a range of furniture.

**CLOAKROOM** - Hand wash basin, WC, radiator.

**KITCHEN** - Range of wall and base units with worktops, inset gas hob and oven, space for washing machine, fridge/freezer, dishwasher and another appliance, doors to the garden and space for a dining set.

**FIRST FLOOR LANDING** - Doors to the living room, bathroom and bedroom three. Stairs to the second floor.

**LIVING ROOM** - Space for a sofa set and other furniture.

**BEDROOM THREE** - Double room.

**BATHROOM** - WC, hand wash basin, radiator and bathtub with mixer shower.

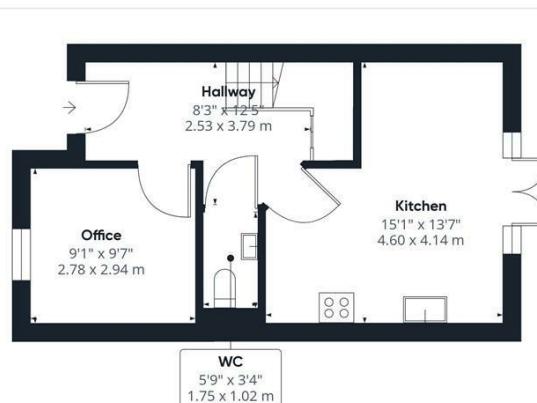
**SECOND FLOOR LANDING** - Doors to two further bedrooms. Loft access. Airing cupboard.

**BEDROOM ONE AND EN SUITE** - Large double room. En suite with shower cubicle, WC, hand wash basin and radiator.

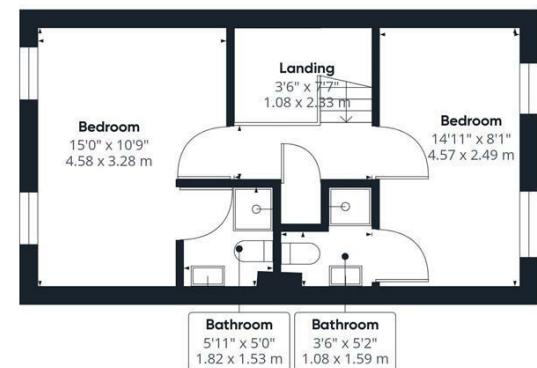
**BEDROOM TWO AND EN SUITE** - Double room. En suite with shower cubicle, WC, hand wash basin and radiator.

## PRINCE RUPERT DRIVE

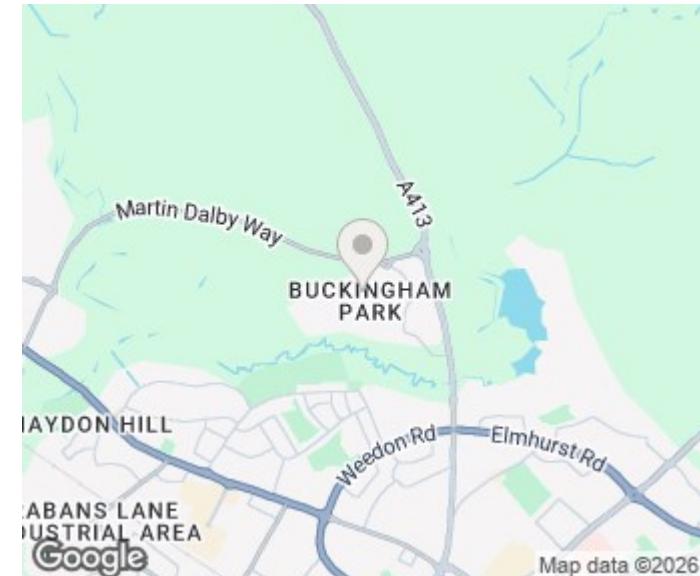




Approximate total area<sup>(1)</sup>  
1264.63 ft<sup>2</sup>  
117.49 m<sup>2</sup>



(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 are based on RICS IPMS 3C standard.  
GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		79
(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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