



## RICHARDSON CLOSE, AYLESBURY, BUCKINGHAMSHIRE

**OFFERS IN EXCESS OF £400,000**  
**FREEHOLD**

This four bedroom house is ideally positioned in a central location, within walking distance of the town centre and train station, with Sainsbury's Superstore just minutes away. Set over three floors, the property offers well proportioned accommodation, including a bright open-plan kitchen and living area, downstairs WC, four bedrooms and a family bathroom. Outside, the property benefits from a garden and allocated parking, making it an excellent choice for families or professionals seeking a conveniently located home with excellent local amenities and transport links.



# RICHARDSON CLOSE

- FOUR BEDROOM HOUSE • SET OVER THREE FLOORS • CENTRAL AND CONVENIENT LOCATION • TWO ALLOCATED PARKING SPACES • SPACIOUS OPEN-PLAN KITCHEN/LIVING AREA • HIGH CEILINGS 2.5M • ENCLOSED REAR GARDEN • DOWNSTAIRS WC • KITCHEN WITH INTEGRATED APPLIANCES • 5 YEARS NHBC WARRANTY



## LOCATION

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station (Marylebone 1 hour). Aylesbury is particularly well served by three of the area's top performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed). Inspired by the rolling Chiltern Hills, the Aylesbury Waterside Theatre provides an entertaining evening out at the heart of the Canalside and beautiful outdoor purpose-built restaurant and entertainment. Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41 leading towards London/M25.

## ACCOMMODATION

On entering the property, the entrance hall provides access to the accommodation, with stairs rising to the upper floors, a useful storage cupboard and a downstairs WC. The ground floor features a spacious open-plan kitchen and living area, offering ample space for a variety of furniture and providing a great setting for both everyday living and entertaining. Doors open directly onto the enclosed rear garden. The modern fitted kitchen includes an inset gas hob, oven, splashback and cooker hood, together with integrated washing machine, dishwasher and fridge

freezer. There is also an additional storage cupboard.

The first floor provides three bedrooms and the family bathroom, with the master bedroom benefitting from two fitted wardrobes and a fitted wardrobe to bedroom two. All bedrooms on this floor have custom fitted shutter blinds. The second floor is home to the fourth bedroom, which features a skylight, loft access and useful eaves storage.

Outside, the enclosed rear garden comprises a paved patio, lawn and garden shed, providing a pleasant and practical outdoor space. To the front of the property are two allocated parking spaces.

With its spacious open-plan living accommodation, four bedrooms, private garden and two allocated parking spaces, combined with its excellent central location and proximity to the town centre, station and Sainsbury's Superstore, this property offers a convenient and versatile family home.

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### ADDITIONAL INFORMATION

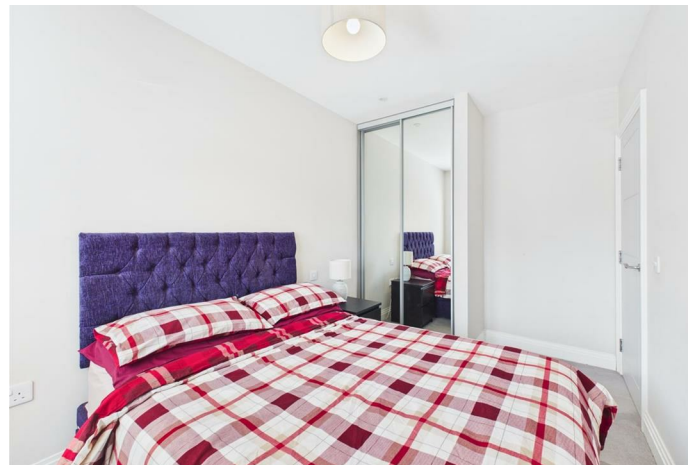
**Local Authority** – Buckinghamshire

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1082.00 sq ft

**Tenure** – Freehold





(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 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <b>Very energy efficient - lower running costs</b><br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b> |  | 86      | 9         |
| <b>Not energy efficient - higher running costs</b>                                                                                                                                              |  |         |           |

**England & Wales** EU Directive 2002/91/EC

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