



## WITHAM WAY, WALTON COURT, AYLESBURY

£340,000

FREEHOLD

A three bedroom terraced home situated in a popular residential location and offered to the market with no upper chain. The property features a spacious living room, kitchen, conservatory and a convenient downstairs WC. Upstairs offers three bedrooms and a family bathroom. Externally, the home benefits from a private garden, garage and driveway parking. This property represents an excellent starter home with great potential to personalize and make your own.



## WITHAM WAY

- POPULAR RESIDENTIAL LOCATION • THREE BEDROOM TERRACED HOUSE • NO UPPER CHAIN • GARAGE AND DRIVEWAY • IDEAL FIRST TIME BUY OR STARTER HOME • DOWNSTAIRS WC • ENCLOSED REAR GARDEN • KITCHEN / DINER



### LOCATION

A family-based estate, very well established with some parts dating back to the 1930's. The area offers shopping facilities in a number of locations within the estate as well as fast food restaurants, religious centres, community halls and regular bus services reaching in and around the town. The new pedestrian bridge by the Railway Station links the heart of the town centre and Southcourt making all amenities very accessible by foot or cycle. There is a primary school and secondary school on the estate and the area forms part of the Aylesbury Grammar school catchment.

### ACCOMMODATION

The accommodation begins with an entrance hall with stairs rising to the first floor and access to a convenient downstairs WC. The living room is a welcoming space featuring a fireplace as a focal point, with double doors opening through to the kitchen/diner, allowing for an open and sociable layout when desired.

The kitchen is fitted with a range of units and includes an inset gas hob with oven and cooker hood over. There is space for a washing machine as well as room for a dining table and chairs, making it a practical family space. Sliding doors lead through to the conservatory, which offers additional reception space with room for furniture and doors opening out

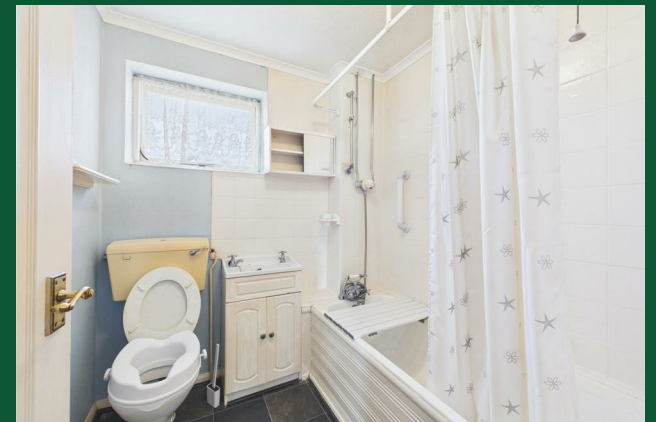
to the rear garden.

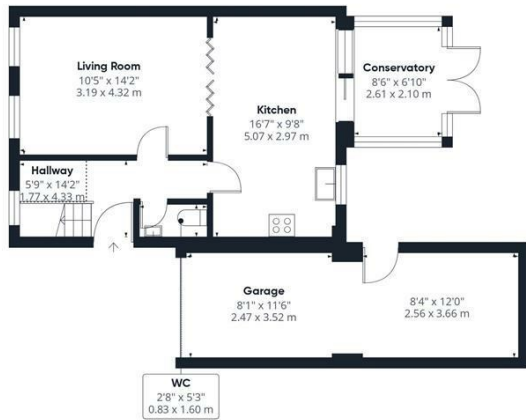
On the first floor, the landing provides loft access and useful storage cupboards. There are three bedrooms, offering flexible accommodation for families, guests or home working, along with a family bathroom.

Externally, the property benefits from an enclosed rear garden which is fully paved for ease of maintenance. There is a garage fitted with an up and over door, along with light and power. A driveway is located directly in front of the garage, providing off-road parking.

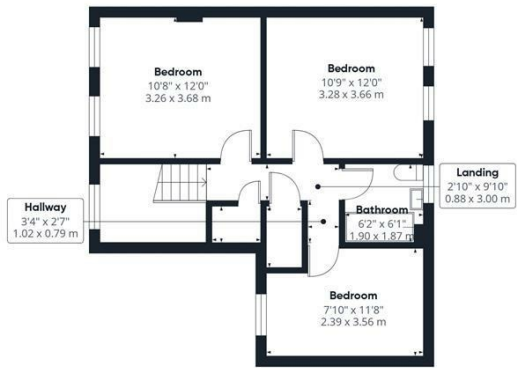
Overall, this property represents a fantastic opportunity to acquire a comfortable home with practical living space, parking and no onward chain.

# WITHAM WAY





Ground Floor



Floor 1



Approximate total area<sup>®</sup>  
 1100 ft<sup>2</sup>  
 102.1 m<sup>2</sup>  
 Reduced headroom  
 14 ft<sup>2</sup>  
 1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		71	80
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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