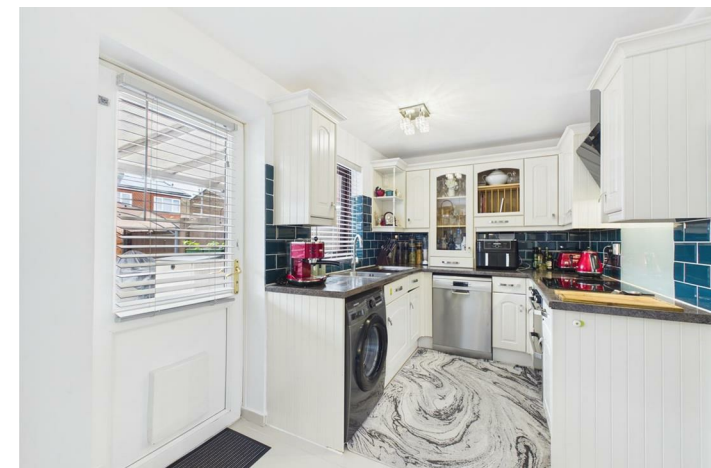




WINDRUSH COURT, WALTON COURT, AYLESBURY

PRICE £350,000

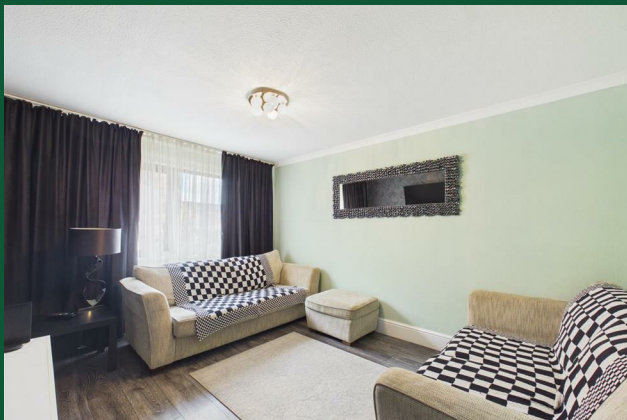
FREEHOLD

Situated in a popular residential area, this three bedroom end-of-terrace home is ideally located close to local schools, play areas and offers excellent road links, making it perfect for families and commuters alike. The accommodation comprises an entrance hallway, convenient downstairs WC, living room, kitchen/diner and a conservatory. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from front and rear gardens, together with on-street parking.



WINDRUSH COURT

• THREE BEDROOM END OF TERRACE HOME • POPULAR RESIDENTIAL LOCATION • CLOSE TO SCHOOLS, PLAY AREAS & AMENITIES • EXCELLENT ROAD LINKS FOR COMMUTERS • KITCHEN/DINER • FRONT & REAR GARDENS • DOWNSTAIRS WC • CONSERVATORY



LOCATION

Windrush Court is a quiet residential cul-de-sac on the south-west side of Aylesbury, offering excellent access to local shops, schools, parks and everyday amenities. Aylesbury town centre and mainline railway station are just a short drive away, providing convenient links to London and the surrounding areas, while nearby road connections make commuting straightforward.

ACCOMMODATION

The property is approached via a gated front garden, which is mainly laid to lawn with a pathway leading to the front door. Upon entering, the entrance hall provides access to a convenient ground floor WC, useful storage cupboards and stairs to the first floor.

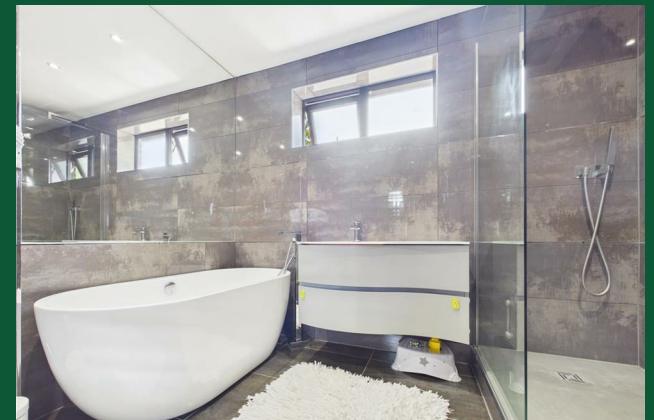
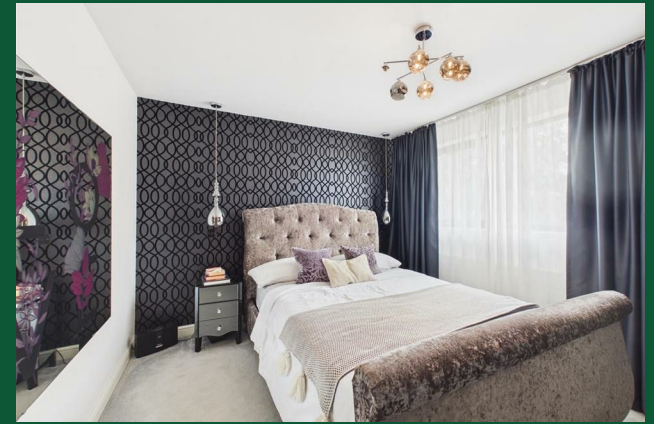
To the front of the property is a bright and comfortable living room, offering an ideal space to relax. To the rear, the kitchen/diner is fitted with a range of wall and base units incorporating an inset electric hob with oven below and extractor hood over. There is space and plumbing for a washing machine, dishwasher and fridge, along with ample room for a dining table, making it a practical and sociable space.

Leading from the kitchen/diner, the conservatory provides additional living accommodation and enjoys views over the rear garden, with double doors opening directly onto the outdoor space.

The first-floor landing benefits from loft access and leads to three bedrooms together with the family bathroom. The fully tiled bathroom is fitted with a walk-in shower, a standalone bathtub with shower attachment, a hand basin set within a vanity unit providing storage, and a low-level WC.

Externally, the enclosed rear garden has been designed to offer a variety of outdoor spaces, including a decked seating area, patio and lawn. A brick-built shed provides excellent storage, while gated access adds further convenience.

WINDRUSH COURT





Ground Floor



Floor 1

Approximate total area⁽¹⁾
932 ft²
86.5 m²

Reduced headroom
16 ft²
1.5 m²

(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) 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		
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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