ALWIN CLOSE, WALTON COURT, AYLESBURY

PRICE £315,000

FREEHOLD

Situated in the popular Walton Court area, this three bedroom semi-detached house offers comfortable family living with convenient access to local parks and schools. The property comprises a welcoming living room, kitchen, and downstairs WC. Upstairs, there are three bedrooms and a family bathroom. Outside, the home benefits from a garden, providing a pleasant space for outdoor relaxation. On-street parking is available.

GEORGE DAVID

ALWIN CLOSE

• WALTON COURT • THREE BEDROOM SEMI-DETACHED HOUSE • CLOSE TO PARKS AND SCHOOLS • DOWNSTAIRS WC • SPACIOUS LIVING ROOM • ENCLOSED REAR GARDEN

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

Upon entering the property, you are welcomed into an entrance hall providing access to the main living accommodation and stairs rising to the first floor. The entrance hall benefits from storage cupboards, offering valuable space for coats, shoes and household essentials. There is also access to the downstairs WC.

The downstairs cloakroom is conveniently located off the entrance hall and benefits from plumbing for a washing machine, providing a practical space for laundry facilities.

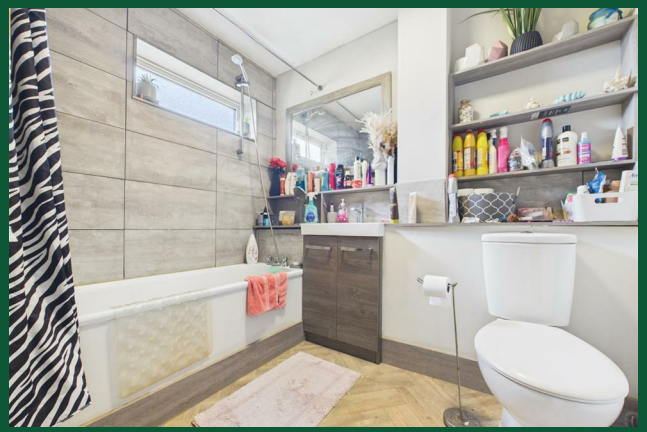
The spacious living room provides a comfortable and inviting reception space, ideal for relaxing and entertaining. A feature electric fireplace creates an attractive focal point within the room, adding warmth and character to the accommodation. Sliding doors open directly onto the rear garden, allowing plenty of natural light into the room and providing easy access to the outside space.

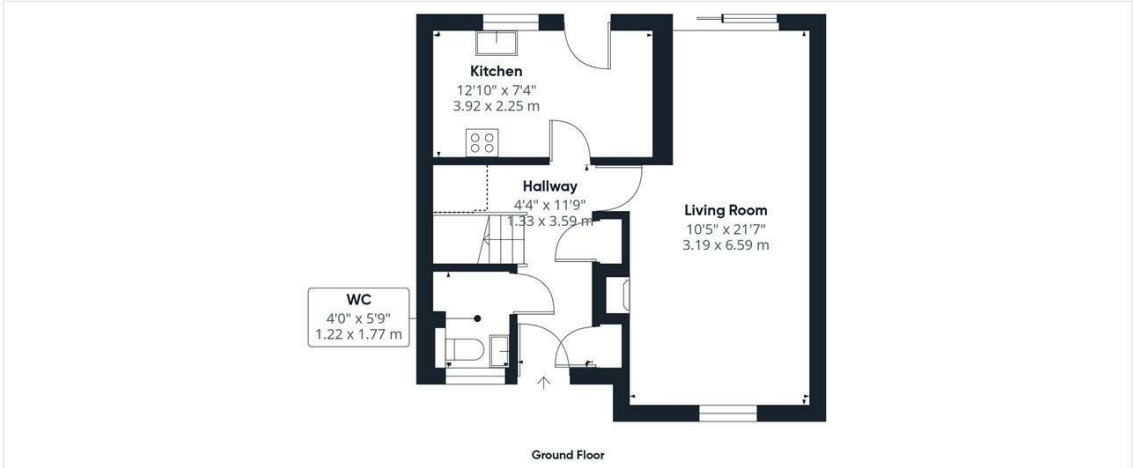
The kitchen is fitted with an inset gas hob and oven, and space for a fridge and dishwasher. A door provides direct access to the rear garden.

The first-floor landing provides access to the loft, together with an airing cupboard providing further household storage. There are three bedrooms and a family bathroom.

The property benefits from a rear garden, featuring a patio area, grassed section, garden shed, artificial lawn has been laid to the rear, and gated access.

ALWIN CLOSE





Ground Floor

Floor 1

Approximate total area(1)
845 ft²
78.6 m²

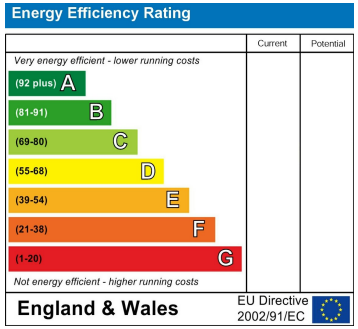
Reduced headroom
9 ft²
0.8 m²

(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.

GIRAFFE360



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

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk