







# WITHAM WAY, WALTON COURT, AYLESBURY

**PRICE £350,000**

**FREEHOLD**

NO UPPER CHAIN - Recently refurbished three bed end terrace that backs onto green space giving the property a secluded feel in the south west facing rear garden.

GEORGE DAVID

# WITHAM WAY

• THREE BEDROOM TERRACED HOUSE • FULLY REFURBISHED THROUGHOUT • POPULAR LOCATION • GENEROUS LIVING / DINING ROOM • NEW CONTEMPORARY BATHROOM & CLOAKROOM • OFF ROAD RESIDENT PARKING • NEW WINDOWS, DOORS AND FLOORING • CLOSE TO SCHOOLS, LOCAL AMENITIES AND PARKS • ENCLOSED REAR GARDEN • IDEAL FOR FAMILIES OR FIRST TIME BUYERS





## 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. There is a primary school and secondary school on the estate and the area forms part of the Aylesbury Grammar school catchment.

## ACCOMMODATION

This superb property has been renovated throughout, including new windows, doors and flooring, offering stylish and modern living accommodation ready to move straight into.

The accommodation begins with a welcoming entrance porch providing ample space for coats and shoes, leading through to a spacious hallway. From here there is access to a newly fitted cloakroom and the main living area. The refitted kitchen is well-appointed with an inset gas hob, built-in oven and extractor fan, along with designated space for a fridge, washing machine and dishwasher. The generous living room offers plenty of room for both lounge and dining furniture, creating an ideal space for entertaining and family living. Stairs rise to the first floor and there is a door providing direct access to the garden.

Upstairs, the first-floor landing benefits from loft access and an airing cupboard. There are three bedrooms and a newly installed contemporary family bathroom finished to a modern standard.

Externally, the rear garden features a patio area, a lawned section and a garden shed for storage. To the front, there is off-road parking available for residents.

This impressive home combines modern finishes with a practical layout, making it an ideal choice for families, first-time buyers or investors. Early viewing is highly recommended.

## INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

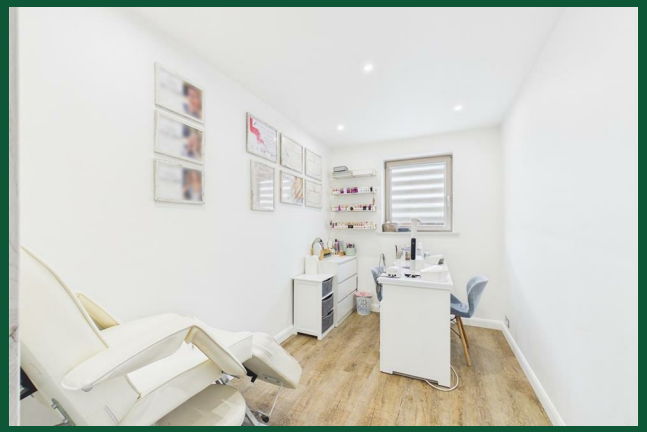
Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all

connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

## WITHAM WAY



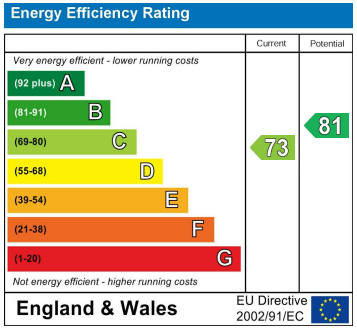













Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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