



WITHAM WAY, WALTON COURT, AYLESBURY

OFFERS IN EXCESS OF £350,000

FREEHOLD

A three bedroom end-of-terrace home, ideally situated in a popular residential area of Aylesbury. The property benefits from a convenient location close to local amenities, schools and nearby parks, making it ideal for families and commuters alike. Offered to the market with no upper chain, the accommodation comprises a kitchen, a downstairs WC, and a spacious living/dining room. Upstairs are three bedrooms and a family bathroom. Externally, the property features a good-sized rear garden and driveway parking.



WITHAM WAY

- POPULAR RESIDENTIAL LOCATION • THREE BEDROOM END OF TERRACE HOUSE • NO UPPER CHAIN • BRIGHT AND SPACIOUS LIVING / DINING ROOM • DOWNSTAIRS WC • FULLY ENCLOSED REAR GARDEN • DRIVEWAY PARKING TO FRONT • CLOSE TO PARKS, LOCAL AMENITIES AND SCHOOLS



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

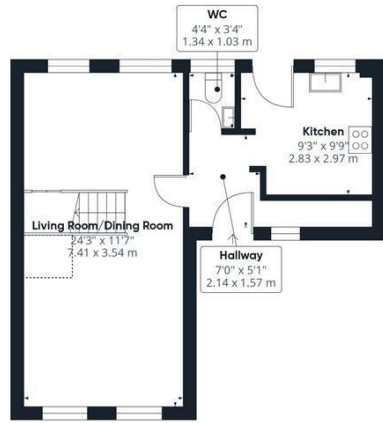
The accommodation begins with an entrance hall featuring a useful storage cupboard and a WC. The kitchen is well equipped with an inset electric hob, oven and grill, extractor fan, and provides space for a fridge and dishwasher. A door from the kitchen leads directly out to the rear garden, offering convenience for everyday living. A bright and spacious dual-aspect living/dining room, creates an excellent family and entertaining space, with stairs rising to the first floor and an additional storage cupboard.

On the first floor, the landing gives access to three bedrooms and the family bathroom. The bathroom is fitted with a sink, WC, and a bath with a power shower.

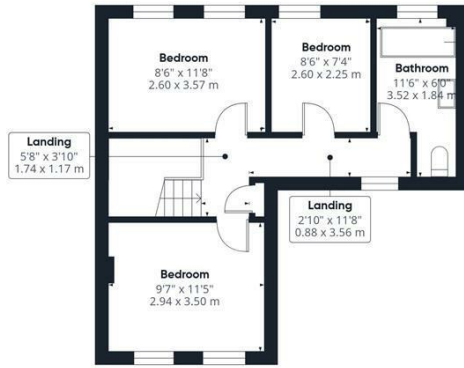
Externally, the property benefits from a fully enclosed rear garden, offering a good degree of privacy. The garden features a decked patio area with pergola, an expanse of lawn, a pathway leading to the rear, and a garden shed for additional storage. To the front of the property is driveway parking, providing convenient off-road parking.

WITHAM WAY





Ground Floor



Floor 1



Approximate total area⁽¹⁾
 832 ft²
 77.4 m²

Reduced headroom
 10 ft²
 0.9 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		71	80
(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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