



Beeston Lane

Buckingham Park | Aylesbury | Buckinghamshire | HP19 9DR



Williams
PROPERTIES

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Williams Properties are delighted to bring to the market this well presented two bedroom house on the popular Buckingham Park development in Aylesbury. The property comprises of an entrance hall with cloakroom, kitchen and lounge/diner to the ground floor, with two bedrooms and a bathroom to the first floor. Outside there is an enclosed rear garden and allocated parking for two vehicles. Viewing is highly recommended on this ideal family home.

Asking price £315,000

- Buckingham Park
- Allocated Parking
- Enclosed Rear Garden
- Popular Location
- Two Bedroom House
- Downstairs Cloakroom
- Close To Amenities
- No Onward Chain

Buckingham Park

Buckingham Park offers a range of local shopping facilities including takeaway, general store and beauty salon. The development boasts a combined school, community centre and excellent transport links which include a regular bus service and Aylesbury Parkway Train Station close by in Berryfields. The rail links offer access to London Marylebone in just under an hour. There are a number of walkways and local parks ideal for an active family.

Council Tax

Band C

Local Authority

Buckinghamshire Council

Services

All main services available



The property benefits from an enclosed rear garden, with allocated parking. Amenities are a short walk away and there are good transport links into Aylesbury and the surrounding towns and villages. The Aylesbury Vale Parkway provides train links into London Marylebone in approximately one hour.



Entrance Hall

Enter through the front door into the hall with doors to the cloakroom, kitchen and lounge/diner. Stairs rise to the first floor.

Cloakroom

Cloakroom consists of a low level wc, pedestal hand wash basin and a wall mounted radiator.

Kitchen

Kitchen consists of a range of wall and base mounted units with square edge worktops, inset sink unit with mixer tap and window over, inset gas hob, oven, extractor and splashback, integrated fridge/freezer, dishwasher and washing machine.

Lounge / Diner

Lounge consists of French doors to the rear garden, carpet laid to floor, radiator, light fittings to ceiling and storage cupboard. Space for a sofa set, dining table and chairs and other furniture.

First Floor

Doors to both bedrooms and bathroom. Access to the loft.

Bedroom

Bedroom consists of windows to the front aspect, carpet laid to floor, radiator, light fitting to ceiling, storage cupboard and space for a double bed and other furniture.

Bedroom

Bedroom consists of windows to the rear aspect, carpet laid to floor, radiator, light fitting to ceiling and space for a single bed and other furniture.

Bathroom

Bathroom consists of half height tiling to walls, pedestal hand wash basin, low level wc, panelled bathtub with overhead shower and screen, radiator and extractor fan.

Rear Garden

Enclosed rear garden with a paved patio area leading to an area of lawn laid. Outside light and tap, gated access to the side.

Parking

Two allocated parking spaces.

Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			93	(02 plus) A	
(81-91) B			79	(01-01) B	
(69-80) C				(09-00) C	
(55-68) D				(05-05) D	
(39-54) E				(07-04) E	
(21-38) F				(11-10) F	
(1-20) G				(11-10) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.