



Walton Road

| Aylesbury | Buckinghamshire | HP21 7RW



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Williams Properties are delighted to welcome to the market this semi-detached character house in Aylesbury. Close to all amenities and town centre shops. The property benefits from character features throughout such as elevated ceilings and with feature fireplaces. Accommodation consists of two living rooms, a downstairs shower room, a kitchen, dining room, down stairs shower room, four bedrooms and a bathroom. Outside there is front and rear enclosed gardens and a double garage with light and power. Viewing is highly recommended.

£525,000

Aylesbury Town

A central location with access to the town centre is just a short level distance which can be walked or there is also a regular bus service connecting the town and surrounding areas. The town offers a wealth of amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. Turnfurlong School is a short walk and is very sought after and the A41 gives fast access to both the M40 & M25 motorway network.

Council Tax

Band E

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hallway

Enter through the front door into this entrance hallway, comprised of wooden flooring, a pendant light to the ceiling, a wall mounted radiator, doors to both living rooms and the dining room and carpeted stairs rising to the first floor.

Living Room

This living room features carpeted flooring, a fitted light to the ceiling, a feature fireplace, a large bay window to the front aspect and space for a sofa set and other living room furniture.





- 4 Bedroom Semi-Detached House
- Three Receptions Rooms
- Downstairs Shower Room
- Town Centre Location
- Unique Period Property House
- Double Garage Parking
- Elevated Ceilings

Living Room

This living room is comprised of carpeted flooring, a fitted light to the ceiling, a feature fireplace, window to the front aspect, wall mounted radiators and space for a sofa set and other living room furniture.

Dining Room

This dining room is comprised of wooden flooring, two pendant lights to the ceiling, a window and door to the enclosed rear garden, a wall mounted radiator, doors to the kitchen and entrance hallway and ample space for dining room furniture.

Kitchen/Breakfast Bar

This kitchen/breakfast bar is comprised of tiled flooring, a window to the rear aspect, a side door to the enclosed rear garden, a wall mounted radiator, a door to the downstairs shower room, fitted lights to the ceiling and a range of wall and base mounted units including an inset oven, gas hob and extractor. sink with a mixer tap and draining board. Space and plumbing for a fridge/freezer and a washing machine.

Shower Room

This L-shaped downstairs shower room is fitted with fully tiled walls and flooring, spotlights to the ceiling, a frosted window, low level WC, a heated towel rail, a hand wash basin inset into a vanity unit and an enclosed shower unit.

First Floor Landing

This landing is fitted with carpeted flooring, a pendant light to the ceiling, a wall mounted radiator, stained glass windows to the side aspect and doors to all four bedrooms and the family bathroom.



Within walking distance to shopping centres, restaurants and Aylesbury Waterside Theatre. The A41 gives fast access to both the M40 & M25 motorway network. Aylesbury train station offers a rail service which reaches London Marylebone in under an hour.



Bedroom
This bedroom is comprised of a window to the rear aspect, carpeted flooring, a pendant light to the ceiling and a wall mounted radiator.

Bedroom
This bedroom consists of two windows to the rear aspect, a wall mounted radiator, a pendant light to the ceiling, wooden plank flooring, an inset wardrobe and ample space for a bed and other bedroom furniture.

Bedroom
This bedroom is comprised of carpeted flooring, a wall mounted radiator, pendant light to the ceiling, a window to the front aspect, and plenty of space for a king sized bed and other bedroom furniture.

Bedroom
This bedroom is fitted with carpeted flooring, a wall mounted radiator, a pendant light to the ceiling, a large bay window to the front aspect, and plenty of space for a king sized bed and other bedroom furniture.

Bathroom
This family bathroom is comprised of vinyl cushion flooring, frosted windows to the rear and side aspect, partially tiled walls, a wall mounted radiator, a fitted light to the ceiling, low level WC, bathtub with a mixer tap and a hand wash basin with hot and cold taps inset into a vanity unit.

Front & Rear Garden
There is a small patio area to the front garden with space for flower beds and a paved walkway to the front door and enclosed rear garden featuring a paved walkway from the garage and grass and shrubbery laid to the remainder.

Garage
This large double garage has space for 2 cars and is fitted with lights, electricity and features an electric door.

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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(39-47) F			
(31-38) G			
Not energy efficient - higher running costs			
(1-20)			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(39-47) F			
(31-38) G			
Not environmentally friendly - higher CO ₂ emissions			
(1-30)			
England & Wales		EU Directive 2002/91/EC	



