



Brimstone Lane

| Aylesbury | Buckinghamshire | HP19 9BU



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360 VIRTUAL TOUR - Williams Properties are delighted to welcome to the market this five bedroom semi-detached house in the sought after development of Buckingham Park. The property itself consists of a kitchen/dining room, second reception room, downstairs WC, four double bedrooms, fifth bedroom/dressing room, family bathroom and two en-suites. Outside there is a rear garden, storage area and parking for one vehicle. Viewing comes highly recommended on this fantastic family home.

£485,000

## Buckingham Park

Buckingham Park offers a range of local shopping facilities including takeaway, general store, pharmacy, GP surgery and beauty salon. The development boasts a combined school, community centre and excellent transport links which include a regular bus service, Aylesbury Train Station 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 E

## Local Authority

Buckinghamshire Council

## Services

All main services available.

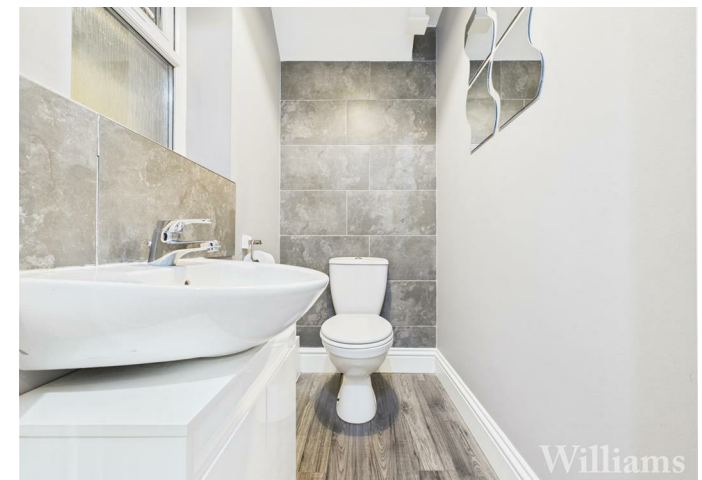
## Entrance

Enter via the front door into the entrance hall. There is a door leading into the kitchen/dining room and stairs rising up to the first floor.

## Kitchen/Dining Room

The kitchen/dining room consists of a range of wall and base mounted units and island, with marble worktops. Integrated double oven, gas hob and overhead extractor fan. Stainless steel sink, draining board and mixer tap. There is an integrated dishwasher and fridge/freezer. Double doors leading out into the garden, window to the front aspect, understairs storage cupboard and door leading into the utility.





- Five Bedrooms
- Kitchen / Dining Room
- Two En-Suites
- Two Reception Rooms
- Semi-Detached
- Sought After Development
- Walking Distance to Shops
- 360 VIRTUAL TOUR

#### Utility

Space for washing machine and door to downstairs WC.

#### Downstairs WC

The downstairs WC consists of tiles laid to splash sensitive areas, hand wash basin, low level WC and a window to the side aspect.

#### Second Reception Room

The second reception room consists of carpet laid to floor, space for an American style fridge/freezer, space for a three piece suite and other furniture and has double doors leading out into the garden.

#### First Floor

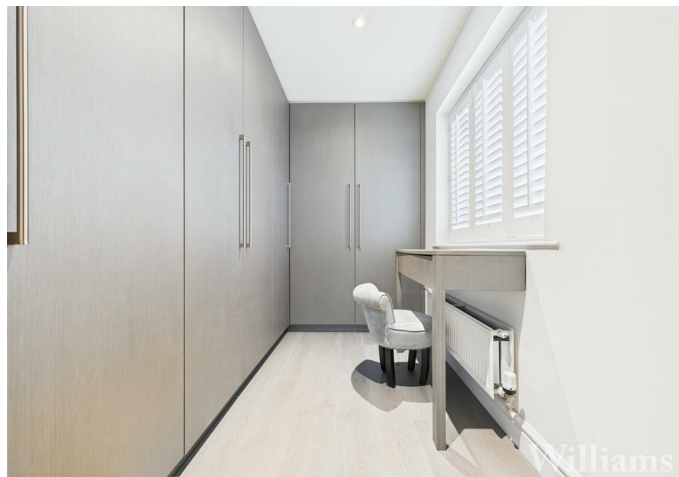
The first floor stairs and landing are carpeted with doors leading onto the living room, family bathroom and bedrooms three, four and five. Further stairs rise up to the second floor.

#### Living Room

The living room consists of an electric fireplace, wooden flooring, window to the rear aspect and double light pendants to ceiling. There is space for a three piece suite and other living room furniture.

#### Bedroom Three

Bedroom three consists of carpet laid to floor, window to the front aspect and single light pendant to ceiling. There is space for a double bed and other bedroom furniture.



Buckingham Park is located with easy access to a link road joining the development to the A41 and the Aylesbury Vale Parkway train station, with regular services directly into London Marylebone.



**Bedroom Four**

Bedroom four consists of carpet laid to floor and a window to the rear aspect. There is space for a double bed and other bedroom furniture.

**Bedroom Five/Dressing Room**

Bedroom five/dressing room consists of wood effect laminate flooring, wall to wall built in wardrobes and a window to the front aspect.

**Family Bathroom**

The family bathroom consists of a hand wash basin, low level WC and a panelled bath. Tiles laid to floor and to splash sensitive areas and a window to the rear aspect.

**Second Floor**

Second floor stairs and landing are carpeted and have doors leading onto bedrooms one and two, and also the airing cupboard.

**Master Bedroom and En-Suite**

The master bedroom consists of built in wardrobes, a tiled bathtub, windows to the front and rear aspects, carpet laid to floor and a door leading into the en-suite. There is ample of space for a double bed and other bedroom furniture. The en-suite consists of a hand wash basin, low level WC and shower cubicle. Tiles laid to floor and splash sensitive areas. Window to the rear aspect.

**Bedroom Two and En-Suite**

Bedroom two consists of carpet laid to floor, built in wardrobe, window to the front aspect and a door leading into the en-suite. There is space for a double bed and other bedroom furniture. En-suite consists of a shower cubicle, hand wash basin and low level WC. Tiles laid to the floor and splash sensitive areas. Window to the rear aspect.

**Rear Garden**

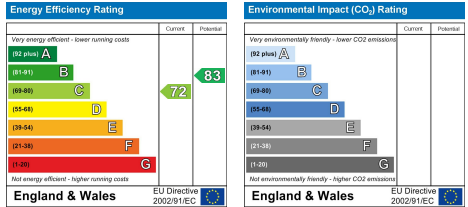
Enclosed rear garden with decking leading out from the kitchen/dining room and second reception room. Grass laid to the remainder with bushes and shrubs. There is a wooden gate for side access.

**Parking**

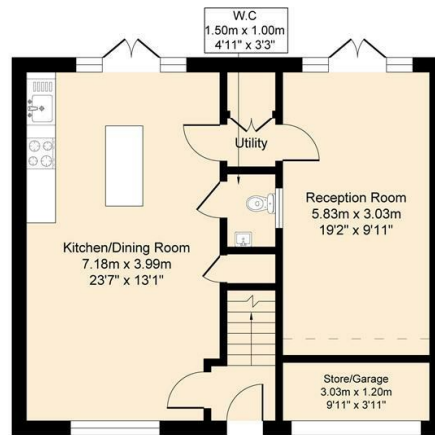
There is parking for one vehicle directly outside the front of the property.

**Buyer Notes**

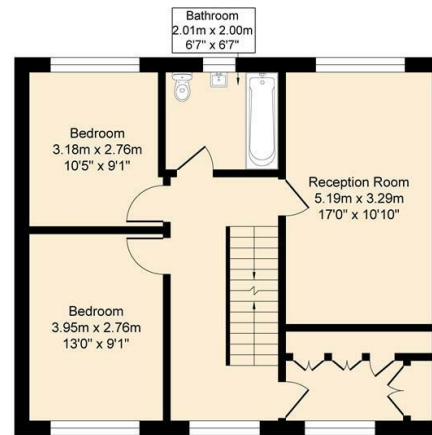
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



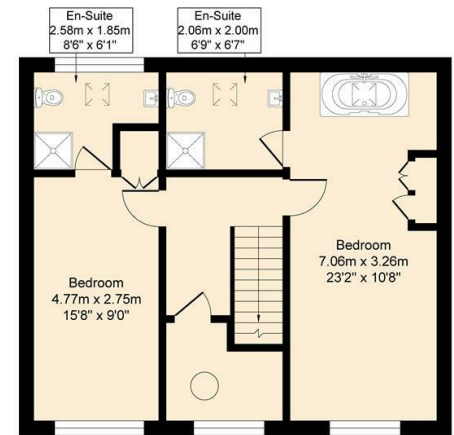




**Ground Floor**  
Approximate Floor Area  
(Including Storage)  
643.01 sq. ft  
(59.73 sq.m)



**First Floor**  
Approximate Floor Area  
643.01 sq. ft  
(59.73 sq.m)



**First Floor**  
Approximate Floor Area  
643.01 sq. ft  
(59.73 sq.m)

Approximate Gross Internal Area = 179.21 sq m / 1929.03 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale



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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.