



Chaundler Drive

| Aylesbury | Buckinghamshire | HP19 9DP





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Williams Properties are delighted to welcome to the market this well appointed three bedroom mid-terraced property in Buckingham Park, Aylesbury. The property is immaculate throughout and comprises of kitchen, lounge, dining area, cloakroom, three bedrooms, en-suite and bathroom. Outside, there is a superb rear garden with bar. Viewing is highly advised on this excellent purchase.

## Guide price £279,950

- Three Bedroom House
- En-Suite to Master
- Parking
- Good Order Throughout
- Downstairs Cloakroom
- Enclosed Rear Garden
- Close to Amenities
- Viewing Highly Recommended

### 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 D

### Local Authority

Aylesbury Vale District Council

### Services

All main services available

### Lounge

Sitting room comprising of laminate laid to floor and lighting to ceiling, with window, radiator and space for a three piece suite and other furniture.

### Dining Area

Dining area lighting to ceiling, door to the rear garden and space for a dining set.





The property is located on Buckingham Park, Aylesbury and is a short walk away from a range of amenities including shops, school and a health centre. There is a bus route linking the site to Aylesbury and the surrounding towns and villages, and a link road providing transport links to Aylesbury Vale Parkway station.



### Kitchen

Kitchen comprising of a range of base and wall mounted units, with work top, inset oven with hob and extractor fan, inset sink with draining board and mixer tap, integrated dishwasher, space for fridge/freezer, space and plumbing for a washing machine. Breakfast bar, radiator and window to the front aspect.

### Downstairs Cloakroom

Downstairs cloakroom comprising of low level WC and hand wash basin with radiator and tiling to splash sensitive areas of the walls.

### First Floor

Stairs rising to the first floor landing, with doors off to all three bedrooms and the main bathroom.

### Master Bedroom and En-Suite

Main bedroom comprising of carpet laid to floor and lighting to ceiling, window, radiator and space for a double bed and other furniture. Door to en-suite comprising of low level WC, hand wash basin and shower stall, with towel rail.

### Bedroom Two

Bedroom comprising of carpet laid to floor and lighting to ceiling, with window, radiator and space for a bed and other furniture.

### Bedroom Three

Bedroom comprising of carpet laid to floor and lighting to ceiling, with window, radiator and space for a bed and other furniture.

### Family Bathroom

Main bathroom comprising of bathtub with shower over, low level WC and hand wash basin, with window, towel rail and tiling to splash sensitive areas of the walls.

### Rear Garden

Enclosed rear garden with a patio area and artificial lawn, with a superb timber bar area. Enclosed with a timber fence.

### 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.

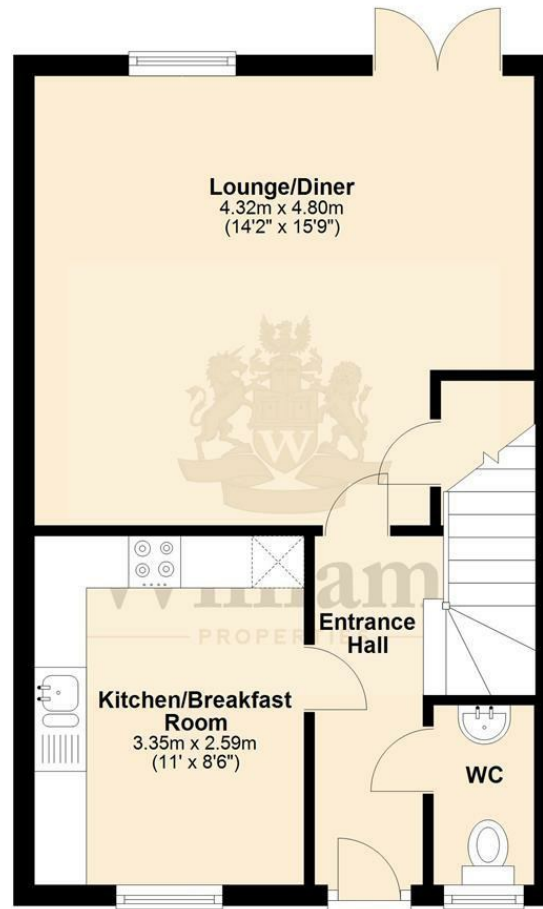
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			97
(61-81) B		84	
(49-60) C			
(39-48) D			
(29-38) E			
(17-28) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



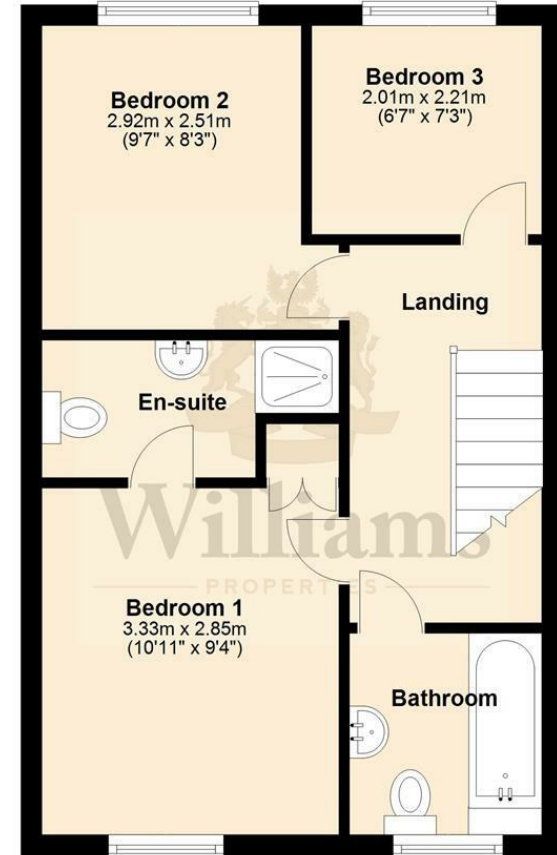
### Ground Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



### First Floor

Approx. 37.3 sq. metres (401.2 sq. feet)



Total area: approx. 74.6 sq. metres (802.6 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
Plan produced using PlanUp.



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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.