



5 Skinner Road

| Aylesbury | | HP19 9DS





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Williams Properties are delighted to bring to the market this three bedroom semi-detached home 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 three bedrooms, ensuite and a bathroom to the first floor. Outside there is an enclosed rear garden and allocated parking spaces. Viewing is highly recommended on this ideal family home.

Offers in excess of £340,000

## **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**

Buckinghamshire Council

## **Services**

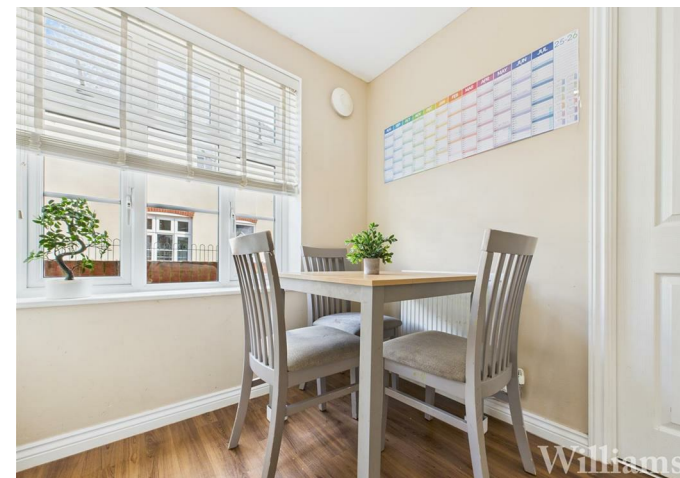
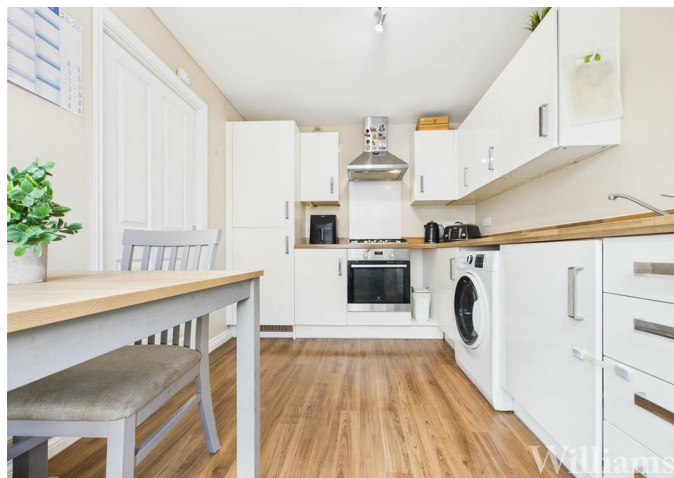
All main services available

## **Entrance Hallway**

Enter through the front door into this entrance hallway comprising of carpeted flooring, a wall mounted radiator, fitted light to the ceiling, carpeted stairs to the first floor, doors to the lounge/diner, downstairs cloakroom and a doorway to the kitchen.

## **Kitchen/Breakfast Room**

This kitchen/breakfast room is comprised of wood effect flooring, a window to the front aspect, studio spotlights to the ceiling, a wall mounted radiator and a range of wall and base mounted units with an integrated dishwasher, fridge/freezer, a oven, gas hob, extractor, splashback, and a basin with a mixer tap. space for a table and chairs.







- Semi Detached House
- En Suite & Bathroom
- Allocated Parking
- Grammar School Catchment
- Three Bedrooms
- Close To Amenities
- Popular Development
- Viewings Highly Recommended

#### Downstairs Cloakroom

This downstairs cloakroom features tiled flooring, a wall mounted radiator, fitted light to the ceiling, a hand wash basin with a mixer tap and tiling and a low level w/c.

#### Lounge/Diner

This lounge/diner is composed of carpeted flooring, pendant lights to the ceiling, two wall mounted radiators, a window and French double doors to the rear aspect, a door to a storage cupboard and ample spacing for living and dining room furniture.

#### Landing

The first floor landing features a pendant light to the ceiling, carpeted flooring and doors to all three bedrooms and the family bathroom.

#### Bedroom

The third bedroom is comprised of carpeted flooring, a pendant light to the ceiling, window to the rear aspect, wall mounted radiator and space for a single bed and other bedroom furniture.

#### Bedroom

The second bedroom is comprised of carpeted flooring, a window to the rear aspect, wall mounted radiator, pendant light to the ceiling and space for a double bed and other bedroom furniture.

#### Bedroom

The master bedroom is comprised of carpeted flooring, a window to the front aspect, wall mounted radiator, pendant light to the ceiling, door to the en suite and space for a double bed and other bedroom furniture.





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.



**En Suite**

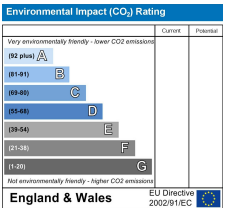
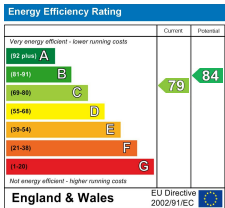
This En suite bathroom is comprised of tiled flooring, a heated towel rail, a fitted light to the ceiling, hand wash basin with a mixer tap, low level w/c and an enclosed shower unit.

**Rear Garden**

This enclosed rear garden features a patio area with ample space for typical garden furniture, a patio pathway to the garden access to the parking area and a raised artificial grass to the remainder.

**Buyers Notes**

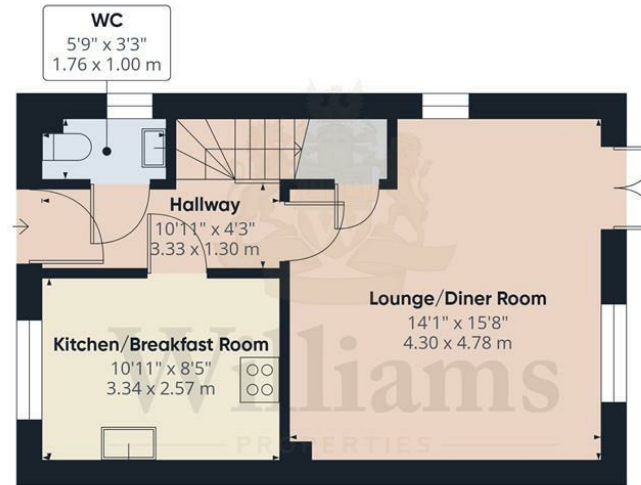
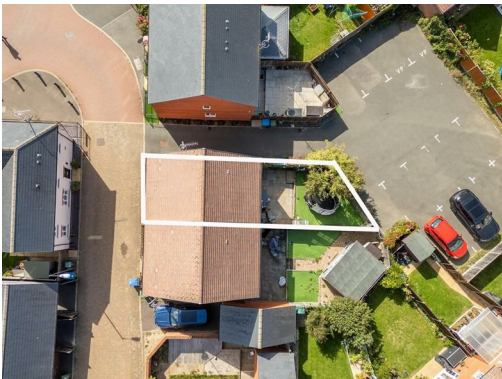
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.











Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
746 ft<sup>2</sup>  
69.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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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.