

AWAITING  
VENDORS  
APPROVAL

hillyards.



Hillyards Estate Agents are pleased to offer this very well presented town house situated on the popular Buckingham Park area of Aylesbury. The property is being offered with no upper chain and is set just off the main village square adjacent to local amenities including shops, school and bus routes making this property in the ideal spot for families. The versatile and spacious accommodation is spread over three floors and we would recommend an internal viewing to truly appreciate this well laid out property.

**£279,950 Guide Price**

Prince Rupert Drive, Aylesbury, Buckinghamshire. HP19 9DF

## Ground Floor

### **Entrance Hall:**

Enter via UPVC double glazed front door, UPVC double glazed window to front aspect, stairs rising to first floor with recess and under stair storage cupboard, telephone point, tiled flooring, radiator, doors to cloakroom, lounge and kitchen.

### **Guest Cloakroom:**

A two piece white suite consisting of low-level w/c and pedestal wash hand basin, tiling to water sensitive areas, radiator, tiled flooring.

### **Lounge:**

15'6 x 12'2 (4.72m x 3.71m)

Two UPVC double glazed windows to rear aspect, two radiators, feature fireplace with inset electric fire, wooden mantle and marble surround & hearth, telephone and television points, UPVC double glazed French doors to rear garden.

### **Kitchen:**

11'2 x 8'4 (3.40m x 2.54m)

A range of wall and base level units with roll top work surfaces and tiled splashbacks, inset 1½ bowl sink and drainer unit with mixer tap, integrated electric double oven and four ring gas hob with cooker hood over, built-in fridge/freezer, dishwasher and washing machine, tiled flooring, radiator, ceiling inset down lighting, UPVC double glazed window to front aspect.

## First Floor

### **Landing:**

Stairs rising from ground floor, stairs rising to second floor, UPVC double glazed window to front aspect, radiator, doors to all first floor accommodation.

### **Bedroom 2:**

15'6 x 11'1 (4.72m x 3.38m)

Two UPVC double glazed windows to rear aspect, two radiators, telephone and television points.

### **Bedroom 4:**

9'6 x 8'4 (2.90m x 2.54m)

UPVC double glazed window to front aspect, radiator.

### **Bathroom:**

A three piece white suite consisting of panel bath, low-level w/c and pedestal wash hand basin, tiling to water sensitive areas, heated towel rail, extractor fan, tiled flooring.

## Second Floor

### **Landing:**

Stairs rising from first floor, access to loft via ceiling inset hatch, airing cupboard, doors to all second floor accommodation.

### **Bedroom 1:**

12' x 11'2 (3.66m x 3.40m)

UPVC double glazed window to rear aspect, radiator, telephone and television points, door to en-suite.

### **En-suite:**

A three piece white suite consisting of shower cubicle, low-level w/c and pedestal wash hand basin, tiling to water sensitive areas, heated towel rail, extractor fan, tiled flooring.

### **Bedroom 3:**

15'6 x 9'2 (4.72m x 2.79m)

UPVC double glazed window to front aspect, radiator.

### **Shower Room:**

A three piece white suite consisting of double shower cubicle, low-level w/c and pedestal wash hand basin, tiling to water sensitive areas, heated towel rail, extractor fan, tiled flooring.





## Exterior

### Rear Garden:

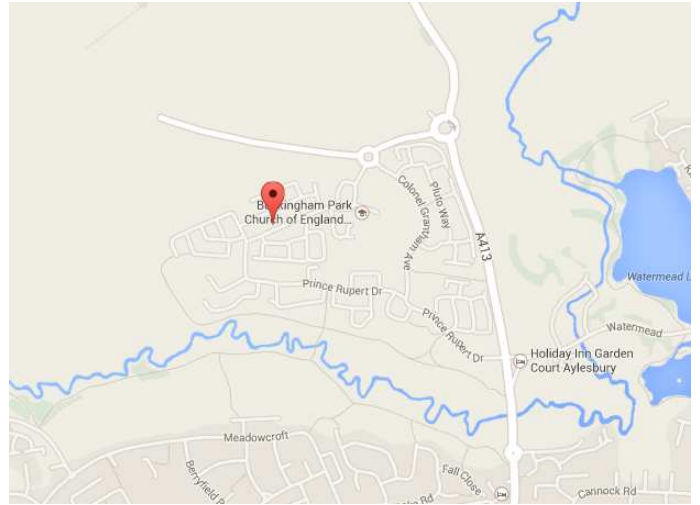
Laid mainly to lawn with initial patio area, fully enclosed by brick wall and wooden fence with patio path leading to gated rear access and gated side access.

### Garage/Parking:

There is a single garage located to the rear of the property accessed by up & over door with parking in front.

## Property Info

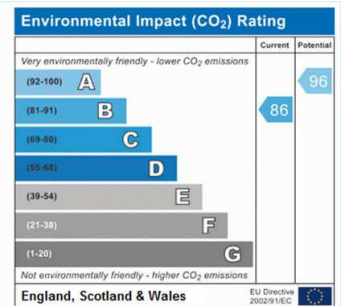
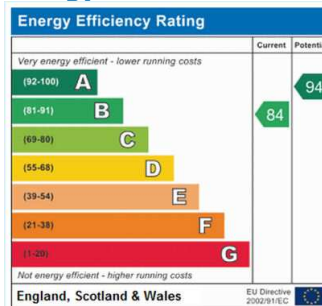
### Directions:



### Council Tax Band:

**D** (approximately £1521.05 per annum based on 2 adults residing at the property)

### Energy Performance Graph:



**Property Misdescription Act 1991:** For clarification, we wish to inform prospective 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 should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations 2003:** Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

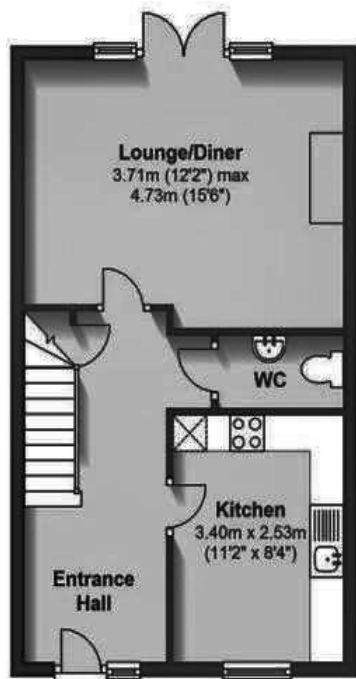
**Deposit:** Please note that HILLYARDS take and hold a £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.

**Floor plan For Illustrative Purposes Only:** Please note that HILLYARDS uses every endeavour to ensure the accuracy of its floor plans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact HILLYARDS to arrange a full survey.



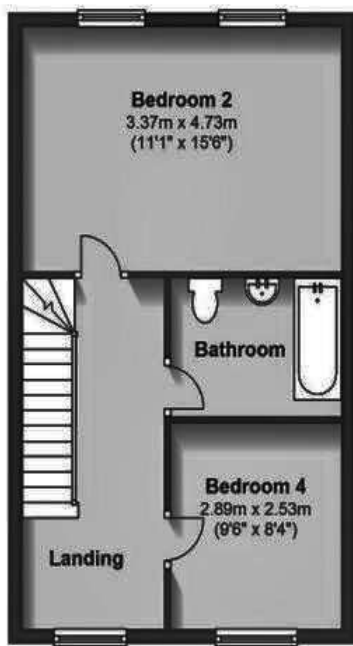
**Ground Floor**

Approx. 39.3 sq. metres (422.9 sq. feet)



**First Floor**

Approx. 39.3 sq. metres (423.0 sq. feet)



**Second Floor**

Approx. 36.8 sq. metres (417.7 sq. feet)

