



**11 WALTON WAY  
AYLESBURY, HP21 7JJ**

**£379,950  
FREEHOLD**

A 1930's mid terraced house set within easy reach of the town centre and amenities. Accommodation benefits from living room, dining room, kitchen, 3 good sized bedrooms, family bathroom and a larger than average garden. Planning permission has been granted for a single storey rear extension.



# 11 WALTON WAY

• 1930'S TERRACED HOUSE • THREE GOOD SIZED BEDROOMS • LARGER THAN AVERAGE GARDEN • WALKING DISTANCE TO TOWN CENTRE • CLOSE TO LOCAL AMENITIES • LIVING ROOM AND DINING ROOM • WALKING DISTANCE TO GRAMMAR SCHOOLS • PLANNING PERMISSION GRANTED FOR SINGLE STOREY EXTENSION



## ACCOMMODATION

HALLWAY - Doors to the living room and dining room.

Stairs to the first floor landing.

LIVING ROOM - Dual aspect room with brick built open fireplace and space for a sofa set and other furniture.

DINING ROOM - Open fireplace, tiled flooring throughout and space for a dining table set. Under stairs cupboard.

KITCHEN - Range of wall and base units with worktops, inset gas hob and oven, space for fridge/freezer, storage cupboard and door to the garden.

FIRST FLOOR - Loft access. Doors to all rooms.

BEDROOM ONE - Large double room.

BEDROOM TWO - Double room with built in wardrobes.

BEDROOM THREE - Large single room.

BATHROOM - Fully tiled bathroom with hand wash basin, WC, bathtub with shower.

## OUTSIDE

FRONT GARDEN - Hedge borders with gravelled areas.

REAR GARDEN - Large enclosed garden with patio area leading to lawn area, small trees, hedges and shrubs, gated access to the rear and a garden shed with light and power.

## NOTES

Planning permission has been granted for a single

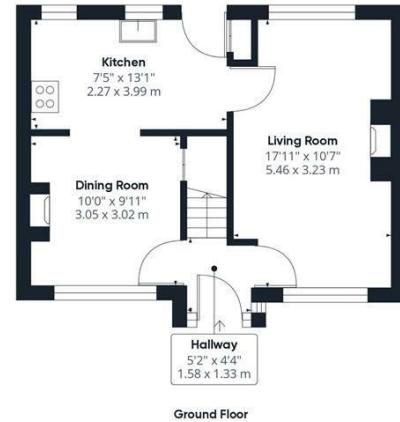
storey rear extension running the full width of the property.

## LOCATION

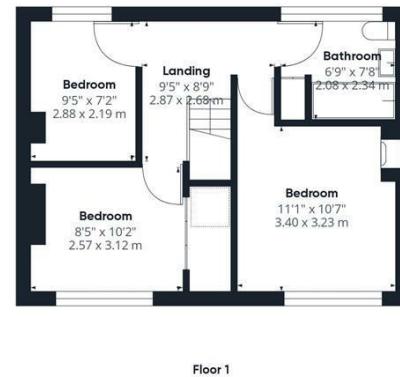
Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station (Marylebone 1 hour). Aylesbury is particularly well served by three of the area's top performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed). Inspired by the rolling Chiltern Hills, the Aylesbury Waterside Theatre provides an entertaining evening out at the heart of the Canalside and beautiful outdoor purpose-built restaurant and entertainment. Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41 leading towards London/M25.

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Approximate total area<sup>(1)</sup>  
808.48 ft<sup>2</sup>  
75.11 m<sup>2</sup>

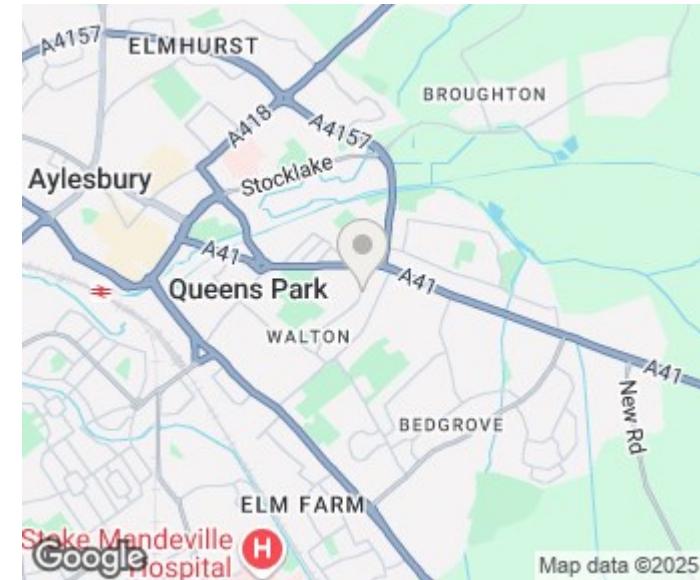


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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