



27 Pluto Way

| Aylesbury | Buckinghamshire | HP19 9BH





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Williams Properties are delighted to welcome to the market this fantastic three bedroom mid-terraced property in the sought after development of Buckingham Park, Aylesbury. The property consists of a good size living room, modern kitchen/diner, downstairs cloakroom, master bedroom with en suite, two further good size bedrooms and family bathroom. Outside is a enclosed rear garden, garage and parking space in front of the garage. Viewing comes highly recommended on this superb family home.

## Guide price £300,000

- Mid-Terrace
- Kitchen/Diner
- Garage and Parking
- Enclosed Rear Garden
- En-Suite to Master Bedroom
- Three Bedrooms
- Walking Distance to Shops
- 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

### Entrance

Enter via front door into entrance hall. There are doors leading to kitchen/diner, living room, downstairs cloakroom and storage cupboards. Stairs rise to first floor landing.





The property is located close to all amenities including convenience store, food store, pharmacy and takeaways. Buckingham Park itself 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.



**Kitchen/Diner**

The kitchen is modern and consists of tiles laid to the floor, window to front aspect, a range of base and wall mounted units, roll on work top, inset double oven with gas hob and extractor fan overhead, stainless steel sink with draining board and mixer tap. Integrated fridge/freezer and dishwasher, with space and plumbing for a washing machine. There is space for a dining table with several chairs and other dining furniture.

**Living Room**

Spacious living room consists of carpet laid to floor and double doors leading out to rear garden. There is ample space for a three piece suite and other living room furniture.

**Downstairs Cloakroom**

Downstairs cloakroom consists of tiles laid to the floor, low level WC, pedestal hand wash basin and window to front aspect.

**First Floor**

Carpeted stairs rising to first floor landing. There are doors leading off to all three bedrooms, family bathroom and storage cupboard.

**Master Bedroom with En-Suite**

Master bedroom consists of carpet laid to floor, windows to front aspect, built in wardrobes and a door leading to en-suite. There is space for a double bed and other bedroom furniture. En-suite consists of tiles laid to the floor with an upright shower stall with glass sliding door, low level WC, pedestal hand wash basin and a window to the front aspect.

**Bedroom Two**

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

**Bedroom Three**

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

**Family Bathroom**

The bathroom consists of tiles laid to the floor with a paneled bathtub, low level WC, pedestal hand wash basin and tiles to splash sensitive areas.

**Rear Garden**

Enclosed rear garden with patio leading from living room, with grass laid to remainder. There is a wooden gate for side access leading to the garage and parking.

**Garage and Parking**

There is a single garage and parking for one car to the side of property.

**Buyer Notes**

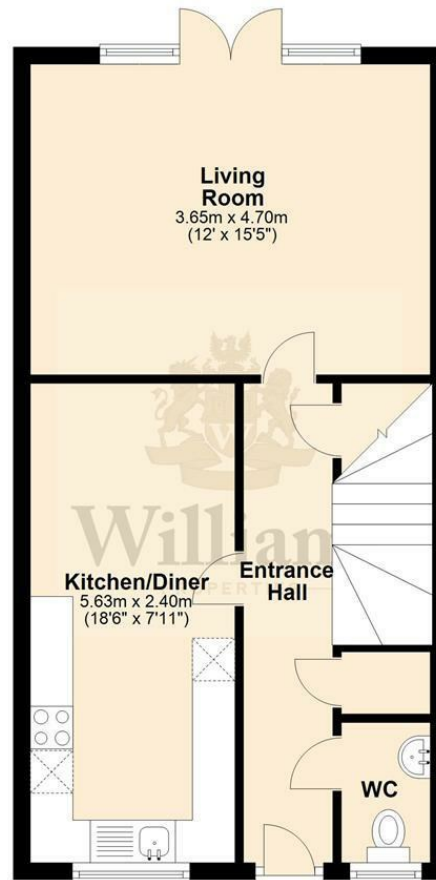
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
|   | Current | Potential |   | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         |           | (92 plus) A   |         |           |
| (81-91) B                                   |         |           | (81-91) B   |         |           |
| (69-80) C                                   |         |           | (69-80) C   |         |           |
| (55-68) D                                   |         |           | (55-68) D   |         |           |
| (39-54) E                                   |         |           | (39-54) E   |         |           |
| (21-38) F                                   |         |           | (21-38) F   |         |           |
| (1-20) G                                    |         |           | (1-20) G  |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales   |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC   |         |           |



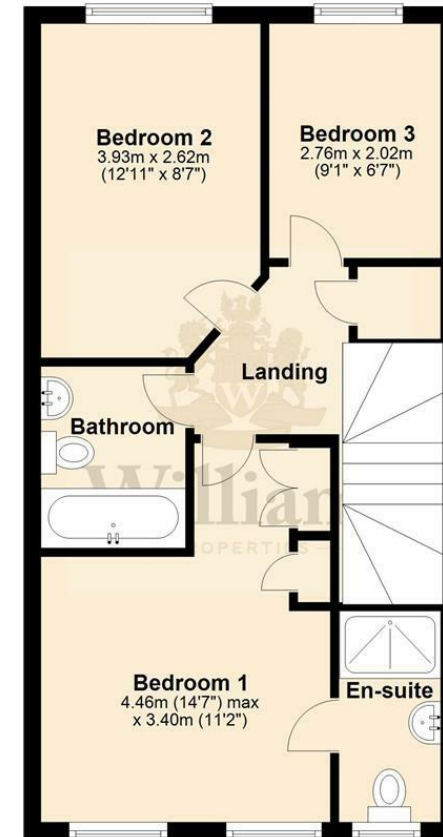
## Ground Floor

Approx. 44.1 sq. metres (474.6 sq. feet)



## First Floor

Approx. 43.9 sq. metres (472.2 sq. feet)



**Total area: approx. 88.0 sq. metres (946.8 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.