



CHADBONE CLOSE, AYLESBURY, BUCKINGHAMSHIRE

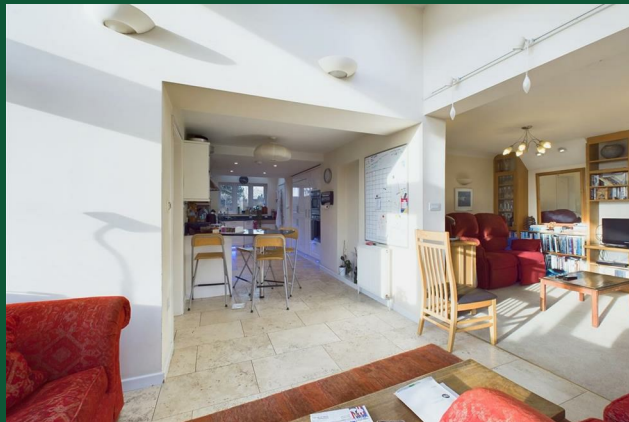
£475,000
FREEHOLD

This spacious four bedroom end terrace property is ideally located within walking distance to the town centre and train station. It offers multiple reception rooms, a well-equipped kitchen, utility room, WC, en suite and family bathroom. Additional features include a garage, driveway, and a private garden, providing ample space for comfortable family living.



CHADBONE CLOSE

- CENTRAL LOCATION • FOUR BEDROOM
- PROPERTY • MULTIPLE RECEPTION
- ROOMS • UTILITY, CLOAKROOM AND EN
- SUITE • GARAGE AND DRIVEWAY
- PARKING • WALKING DISTANCE TO TOWN AND
- STATION • ENCLOSED REAR GARDEN • SPACIOUS
- ACCOMMODATION • UNDERFLOOR HEATING IN
- KITCHEN AND HALL • EXTERNAL EV CHARGER



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.

ACCOMMODATION

This four bedroom detached house offers spacious and flexible living, perfect for family life. The welcoming entrance hall leads to multiple reception rooms that can be adapted for versatile living, whether for relaxation, work, or entertainment. The ground floor also features a convenient WC and a contemporary kitchen/diner with underfloor heating, creating a warm and inviting space for family meals. A separate utility room adds practicality.

Upstairs, the property boasts four bedrooms,

including a master with an en suite bathroom for added privacy. The family bathroom offers a modern suite, serving the remaining bedrooms.

Outside, the property enjoys a garden with a paved patio and lawned areas, ideal for outdoor entertaining or relaxation. There is a garage with ample storage space and driveway parking, complete with an external EV charger for added convenience.

Energy-efficient, the house benefits from solar panels and a wind turbine, ensuring a more sustainable lifestyle.

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ADDITIONAL INFORMATION

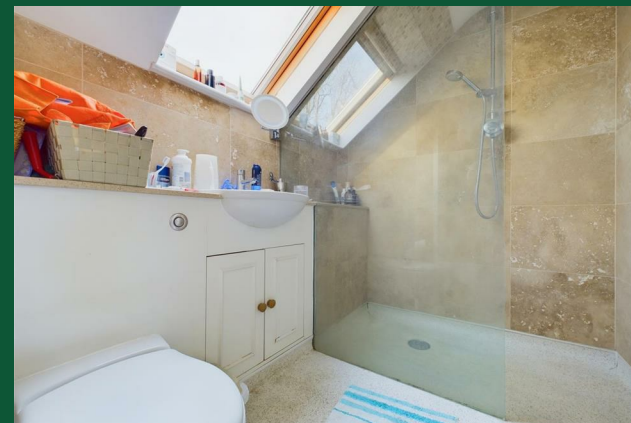
Local Authority – Buckinghamshire

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 0.00 sq ft

Tenure – Freehold





Approximate total area⁽¹⁾
 1599.64 ft²
 148.61 m²

Balconies and terraces
 115.6 ft²
 10.74 m²

Reduced headroom
 4.47 ft²
 0.42 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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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