



MILES END, AYLESBURY, BUCKINGHAMSHIRE

£300,000

FREEHOLD

THREE BEDROOMS - APPROXIMATELY ONE MILE TO TRAIN STATION - MODERN FITTED KITCHEN - NO THROUGH ROAD - A well presented home situated on the popular Willows estate. Good access towards the hospital. Park, primary school, shopping parade and doctors close by.



• THREE BEDROOM HOUSE • END TERRACE • FRONT AND REAR GARDENS • ALLOCATED PARKING

LOCATION

The Willows is a small development constructed in the late 1980's situated to the south west of Aylesbury. The location offers good access on foot or by bike towards Aylesbury college, Stoke Mandeville Hospital, Aylesbury Train Station and the town centre. There is good access by road to the town centre and going in the other direction towards Thame and Oxford. There are amenities within close walking distance including a small shopping parade, doctor's surgery and Infant/Junior School.

ACCOMMODATION

This three bedroom end-terrace family home offers a perfect blend of comfort and convenience. Situated in a popular location, the property boasts generous front and rear gardens, ideal for outdoor activities and relaxation. The home features allocated parking for added convenience.

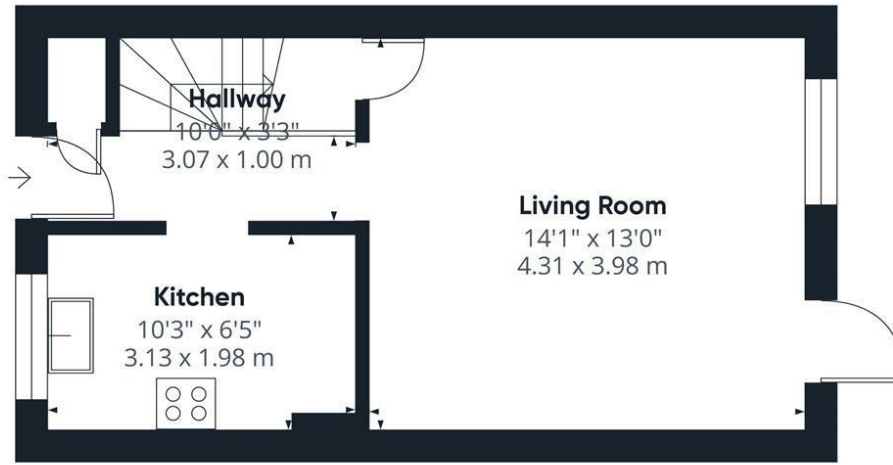
Inside, you'll find a spacious living room, perfect for family gatherings and entertaining guests. The modern kitchen is well-equipped, providing a stylish space for cooking and dining. The three bedrooms offer ample room for rest and storage.

The family bathroom is fitted with contemporary fixtures, ensuring a refreshing and functional space for everyday use. With its combination of practical features and charming living spaces, this home provides an excellent opportunity for family living.



- POPULAR LOCATION • MODERN FITTED KITCHEN • CLOSE TO SCHOOLS AND AMENITIES • GOOD ROAD LINKS





Ground Floor



Floor 1

Approximate total area⁽¹⁾
599.97 ft²
55.74 m²

(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+)	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

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk

