



GAINSBOROUGH PLACE, HAYDON HILL, AYLESBURY

£450,000
FREEHOLD

A very well presented FOUR BED DETACHED family home situated in a quiet cul-de-sac within WALKING DISTANCE of Aylesbury Parkway Station on the ever popular Haydon Hill Estate. The property benefits from: Garage and driveway – SOUTHWEST FACING REAR GARDEN.



GAINSBOROUGH PLACE

• HAYDON HILL • CUL DE SAC

LOCATION • DETACHED FAMILY HOME • FOUR
BEDROOMS • TWO RECEPTION ROOMS • WELL
PRESENTED THROUGHOUT • REFITTED BATHROOM
SUITE • GARAGE AND PARKING • SOUTH WEST
FACING GARDEN • WALKING DISTANCE TO
AYLESBURY PARKWAY STATION



LOCATION

Haydon Hill is an estate constructed in the late 70's/early 80's to the north west of Aylesbury's Town Centre. The development consists mainly of 2, 3 and 4 bed houses and backs onto fields at the rear offering good opportunity for Dog-walking. The estate is within walking distance of the Aylesbury Parkway Train Station which offers mainline services into London Marylebone. There is good access by road towards Bicester and the M40 Junction 9. There are many amenities within walking distance including a Tesco Express, Doctors Surgery, Pub/Restaurant and Primary and Secondary Schooling.

ACCOMMODATION

This spacious four bedroom detached house offers comfortable family living in a popular location. Upon entering, you are welcomed into a bright entrance hall that leads to the various living spaces on the ground floor.

The cloakroom is conveniently situated off the entrance hall. The generous dual aspect living room provides an abundance of natural light, creating a warm and inviting atmosphere. The dining room features a charming bay window.

The kitchen/diner is well equipped with space for appliances, providing an ideal setting for family cooking. The kitchen is designed to be both functional

and spacious, with ample room for a dining table, creating a seamless flow between cooking and dining.

Upstairs, the property boasts four well proportioned bedrooms. The family bathroom serves the four bedrooms and features contemporary fittings, making it both stylish and practical.

Outside, the south-west facing garden is a particular highlight, offering a tranquil retreat with a patio and lawn area, perfect for outdoor entertaining and gardening. A shed with power and lighting provides additional storage space.

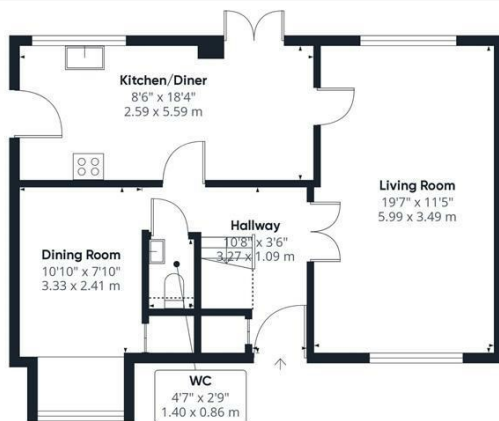
The property benefits from a shared driveway, leading to a single garage that is equipped with light, power, and a door leading to the garden, providing convenient access for both storage and parking. Additionally, there is further parking space in front of the property.

AGENT NOTES

The current owners have replaced the windows, doors, central heating boiler, bathroom and cloakroom. The garage roof has also been replaced.

GAINSBOROUGH PLACE





Approximate total area^(a)

1259.06 ft²116.97 m²

Reduced headroom

12.08 ft²1.12 m²

(1) Excluding balconies and terraces.

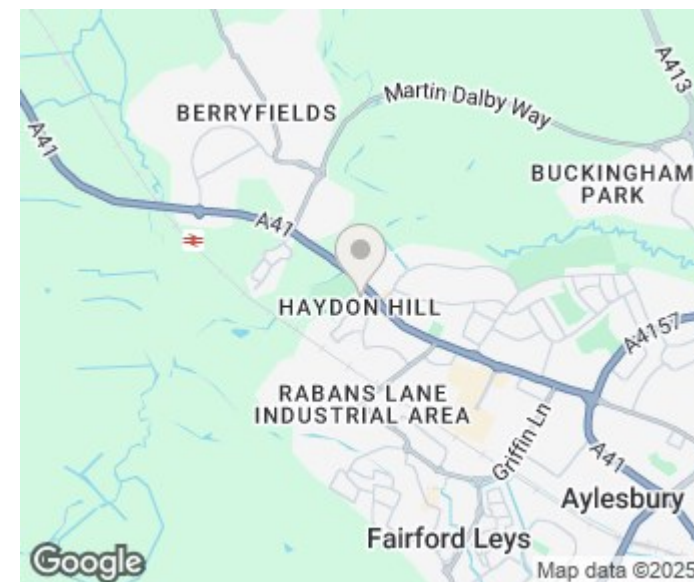
Reduced headroom

..... 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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>			
<p><i>Not energy efficient - higher running costs</i></p>			

England & Wales

EU Directive 2002/91/EC

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