

GILMORE ROAD, ELMHURST, AYLESBURY

£435,000
FREEHOLD

This extended three bedroom semi-detached house is ideally located close to schools and the town centre. Offering spacious living accommodation, the property features a cloakroom, comfortable living room, and a dining area that flows into the kitchen. A separate utility room provides additional convenience. Upstairs, you'll find three bedrooms and a family bathroom. Externally, the property benefits from a low maintenance garden, a gravelled driveway providing off-street parking, and a garage. This home is perfect for families seeking a well presented property in a popular location.



GILMORE ROAD

- EXTENDED THREE BEDROOM HOUSE
- GRAVELLED DRIVEWAY AND GARAGE
- LOW MAINTENANCE REAR GARDEN
- CLOSE TO SCHOOLS
- CLOSE TO TOWN
- FANTASTIC ORDER THROUGHOUT
- CORNER PLOT
- BI FOLDING DOORS TO GARDEN
- ENTRANCE HALL AND CLOAKROOM
- VIEWING ADVISED



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).

ACCOMMODATION

This three bedroom family home offers a blend of modern convenience and stylish living. The property boasts a fantastic layout with ample space and contemporary finishes throughout.

Upon entering, you are greeted by a welcoming entrance hall with a cloakroom, perfect for guests and everyday use.

The spacious living room provides a comfortable area for relaxation. The dining area has large sky lights that fill the space with natural light, underfloor heating and with bi-folding doors that open out to the garden, allowing for a seamless indoor-outdoor living experience. Underfloor heating

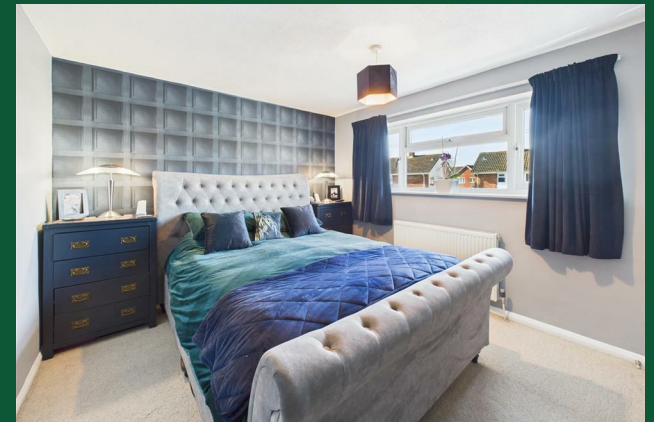
The kitchen is fully equipped with plenty of space for appliances, offering both style and practicality. There is a separate utility room, providing additional storage

and space for laundry appliances.

The first floor features three bedrooms, each offering a peaceful retreat. The family bathroom is well designed, featuring modern fixtures and fittings.

Externally, the property boasts a low maintenance rear garden, featuring a patio area perfect for outdoor dining and an artificial lawn. To the front of the house, there is a gravelled driveway offering off street parking for multiple vehicles, leading to the garage located to the side of the property.

GILMORE ROAD





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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 993.61 sq ft

Tenure – Freehold





Approximate total area[®]

1376.6 ft²
127.89 m²

Reduced headroom

0.3 ft²
0.03 m²

(1) Excluding balconies and terraces

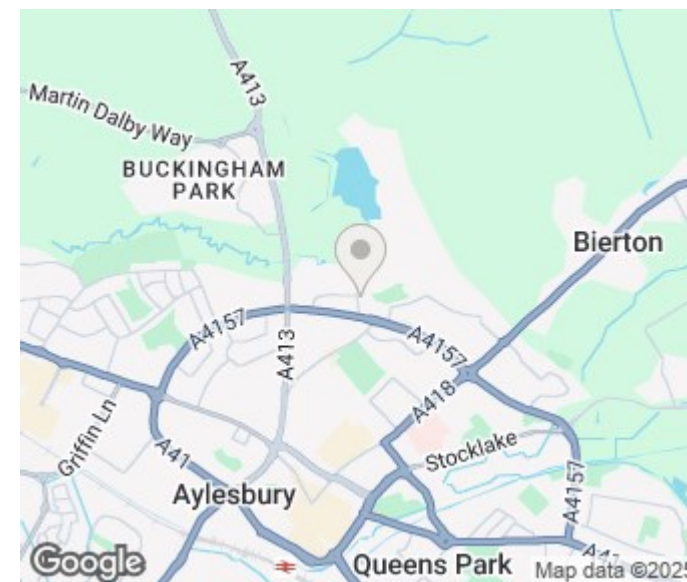
Reduced headroom

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 are based on RICS IPMS 3C standard.

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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