



**DICKENS WAY, HAYDON HILL, AYLESBURY**

**£210,000**

**FREEHOLD**

A rarely available one bedroom FREEHOLD BUNGALOW situated in a quiet position on the ever popular Haydon Hill estate. The property benefits from: Rear garden - Parking to the rear - Very close to Greenway Cycle Route and Parkway Station - NO UPPER CHAIN



• HAYDON HILL • FREEHOLD • BUNGALOW • REAR GARDEN • BATHROOM • QUIET LOCATION

### LOCATION

Haydon Hill is an estate constructed in the late 70`s/early 80`s to the north west of Aylesburys 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.

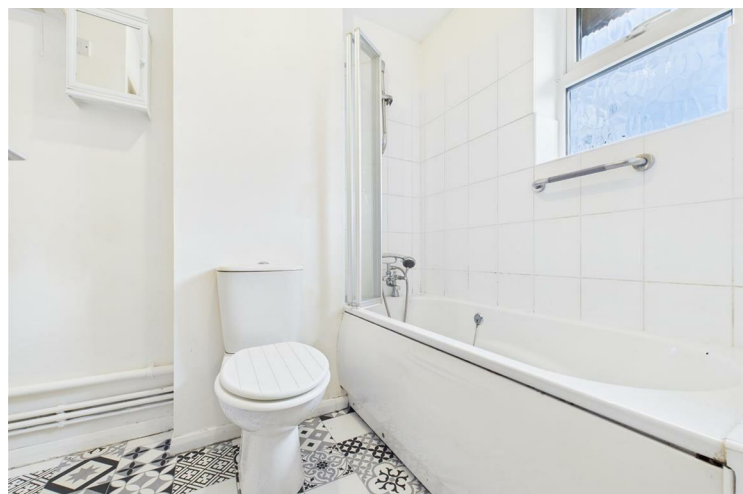
### ACCOMMODATION

This one bedroom bungalow offers a comfortable and well presented living space, ideal for those seeking convenience and a low maintenance lifestyle. The property features a welcoming hallway that leads to the spacious lounge/diner.

The kitchen is equipped with an inset electric hob and oven, and offers ample space for additional appliances. The double bedroom is generously sized.

To the rear of the property, the lounge/diner opens up to a fully paved garden, with gated access to parking, ensuring ease of access. The paved front garden is enclosed with a fence for added privacy.

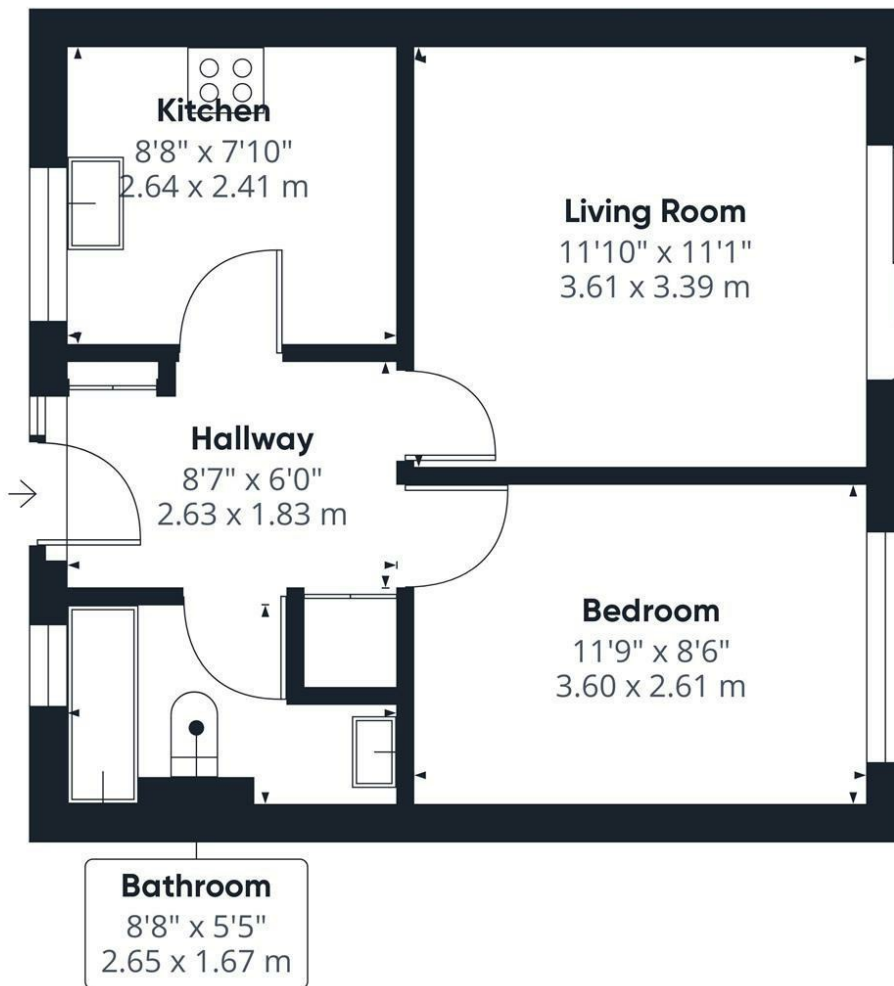
Additional benefits include a communal car park to the rear and no upper chain, making this an ideal home for those looking to move quickly.





- GREENWAY CYCLE PATH TO THE REAR • EASY ACCESS TO PARKWAY STATION • PARKING • NO UPPER CHAIN





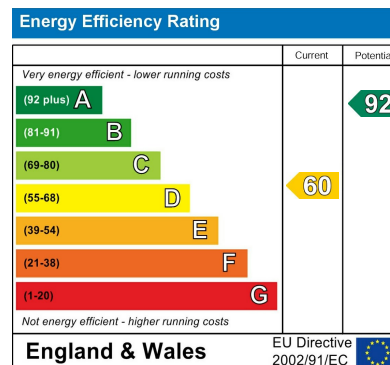
**Approximate total area<sup>(1)</sup>**  
401.82 ft<sup>2</sup>  
37.33 m<sup>2</sup>

(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 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.

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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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