



FRIARSCROFT WAY, AYLESBURY, BUCKINGHAMSHIRE

£375,000
FREEHOLD

APPROXIMATELY 500 METRES FROM AYLESBURY TRAIN STATION - WALKING DISTANCE TO THE TOWN CENTRE- GARAGE AND DRIVEWAY - SOUTH WEST FACING REAR GARDEN - A very well presented three bedroom home with modern kitchen/diner, downstairs wc and conservatory.



FRIARSCROFT WAY

- FRIARSCROFT WAY • GARAGE AND DRIVEWAY TO THE SIDE • NO THROUGH ROAD
- LOCATION • WALKING DISTANCE TO TOWN CENTRE • THREE BEDROOMS • MODERN KITCHEN/DINER • DOWNSTAIRS
- WC • APPROXIMATELY 500 METRES FROM AYLESBURY TRAIN STATION



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 well presented three bedroom house is situated in a quiet no-through road, offering a peaceful and private setting. The property boasts an entry way and cloakroom, ideal for visitors and everyday convenience.

The spacious living room features a bay window, flooding the space with natural light. The modern kitchen/diner comes with integrated appliances, providing an excellent space for cooking and dining, with easy access to the charming

conservatory—perfect for enjoying the garden all year round.

Upstairs, you'll find three well sized bedrooms, with built-in wardrobes in both the master and second bedrooms, offering ample storage space. The family bathroom is neatly presented, serving the needs of the household.

Outside, the rear garden offers a private retreat, with a patio area for outdoor dining, a well-maintained grass lawn, built-in planters and a shed for additional storage. To the side of the property, there is a driveway leading to a garage, providing off-road parking and extra storage space.

FRIARSCROFT WAY





Ground Floor



Floor 1

968.75 ft²
90 m²

19.51 ft²
1.81 m²

(1) Excluding balconies and terraces.

..... 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.

GIRAFFE 360



| Energy Efficiency Rating | | Current | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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