



VALE ROAD, AYLESBURY, BUCKINGHAMSHIRE

£525,000
FREEHOLD

A 3 bedroom detached 1930s property offered with no upper chain and ideally located within walking distance of the town centre. Boasting multiple reception rooms, kitchen, conservatory, 2 bathrooms and garden with off road parking, making it an ideal home for those seeking convenience and character.



VALE ROAD

- CENTRAL LOCATION • NO UPPER CHAIN • THREE BEDROOM DETACHED HOUSE • MULTIPLE RECEPTION ROOMS • WALKING DISTANCE TO TOWN CENTRE • OFF ROAD PARKING • TWO BATHROOMS • POPULAR RESIDENTIAL AREA • CLOSE TO PARK



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

The ground floor features a spacious living room and a separate dining room, providing a perfect space for family meals and entertaining guests. The kitchen is well equipped with a pantry cupboard, offering ample storage space for all your culinary needs. Adjacent to the kitchen is a conservatory, which serves as a wonderful spot to enjoy views of the garden throughout the year.

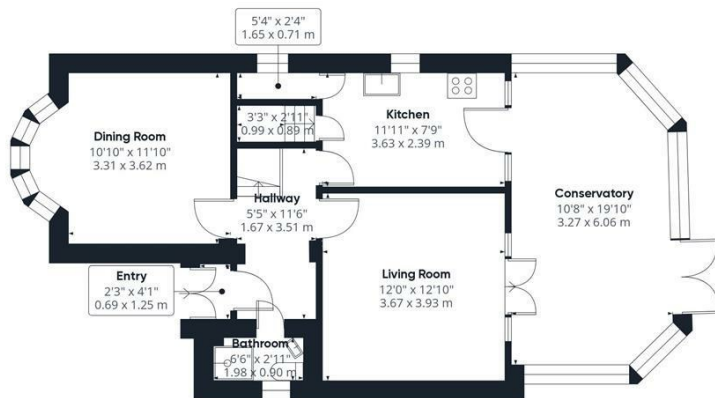
For added convenience, the property includes a downstairs shower room, an ideal feature for guests

or busy family members. The first floor boasts three bedrooms, each offering plenty of natural light and space. The family bathroom is well appointed and benefits from a separate WC for added practicality.

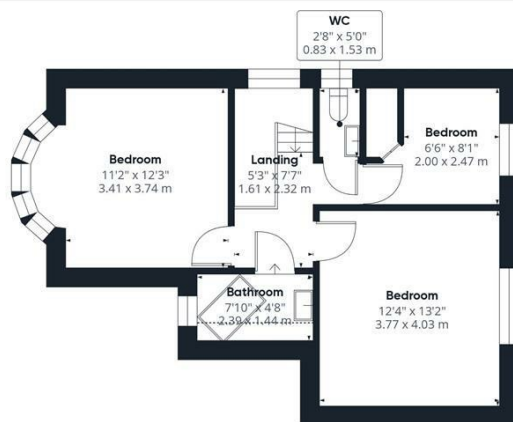
Outside, the property features an enclosed garden with an off road parking area, offering secure parking for your vehicle(s).

VALE ROAD





Ground Floor



Floor 1

Approximate total area[®]
 1213.97 ft²
 112.78 m²

Reduced headroom
 8.93 ft²
 0.83 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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