



**OAKFIELD ROAD, AYLESBURY, BUCKINGHAMSHIRE**

**OFFERS IN EXCESS OF £365,000**

**FREEHOLD**

An immaculately presented three bedroom terraced house featuring spacious living accommodation. The property includes a bright living room, a modern fitted kitchen, three well proportioned bedrooms, a bathroom with a separate WC, and well maintained front and rear gardens. Additional benefits include a garage to the rear, offering secure off-street parking or storage.





## OAKFIELD ROAD

- CENTRAL LOCATION • THREE BEDROOM HOUSE • IMMACULATE ORDER THROUGHOUT • FRONT AND REAR GARDENS • WALKING DISTANCE TO TOP SCHOOLS • CLOSE TO LOCAL AMENITIES • LIVING ROOM WITH LOG BURNER • GARAGE TO THE REAR



### LOCATION

Situated just over a mile from the town centre, the area has two schools, Broughton Infant and Junior, providing education up to secondary level and is within walking distance of the highly regarded Grammar and High Schools. There is good transport links towards London/M25, particularly on the A41 which can be accessed directly from the estate, but also from the nearby A413. There is a choice of mainline services into London Marylebone at Aylesbury and Stoke Mandeville Stations both of which are a couple of miles away. The location is ideal for families with several parks and playgrounds nearby. There is a parade of shops and nursery on the estate at Parton Road and a doctor's surgery and petrol station close by.

### ACCOMMODATION

Situated in a popular residential location close to local amenities and top-rated schools, this beautifully presented three bedroom home offers spacious and versatile accommodation.

Upon entering, you are welcomed into a generous entrance hall featuring a useful fitted storage cupboard, ideal for coats and shoes. The dual aspect living room is a standout feature, offering an abundance of natural light and a cosy log burner, perfect for relaxing evenings. This space flows seamlessly into the open plan kitchen, which provides

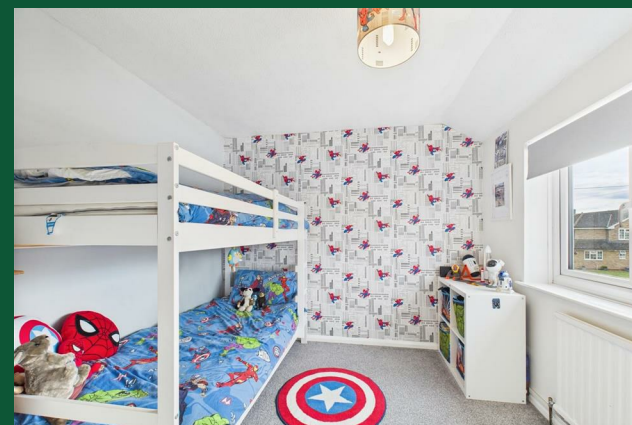
ample worktop and storage space along with room for essential appliances.

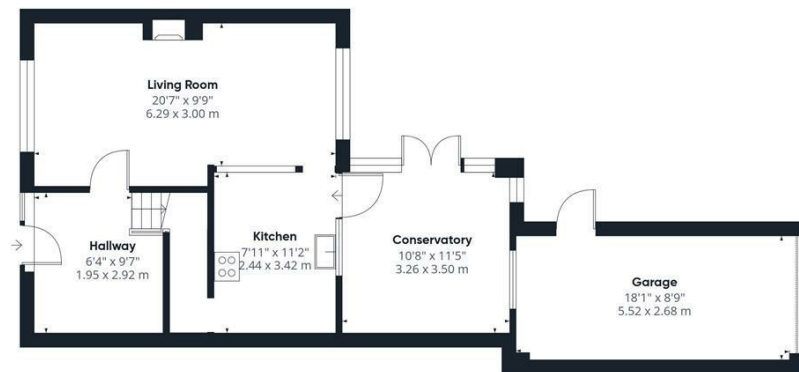
To the rear, a conservatory offers additional living space, perfect as a dining area, playroom or home office.

Upstairs, the property boasts three well proportioned bedrooms. The modern bathroom is finished to a high standard and benefits from a separate WC, offering added convenience for busy households.

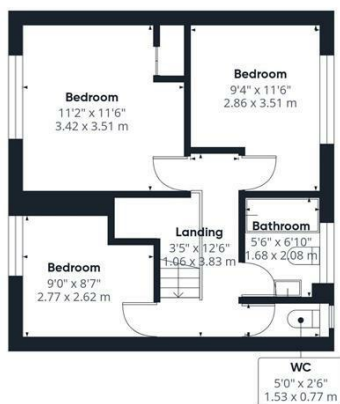
Externally, the front garden is attractively landscaped with a lawned area, pathway and fencing. The rear garden features a patio area ideal for outdoor dining, a lawn area and access to the garage, which provides secure parking or additional storage.

## OAKFIELD ROAD





Ground Floor



Floor 1

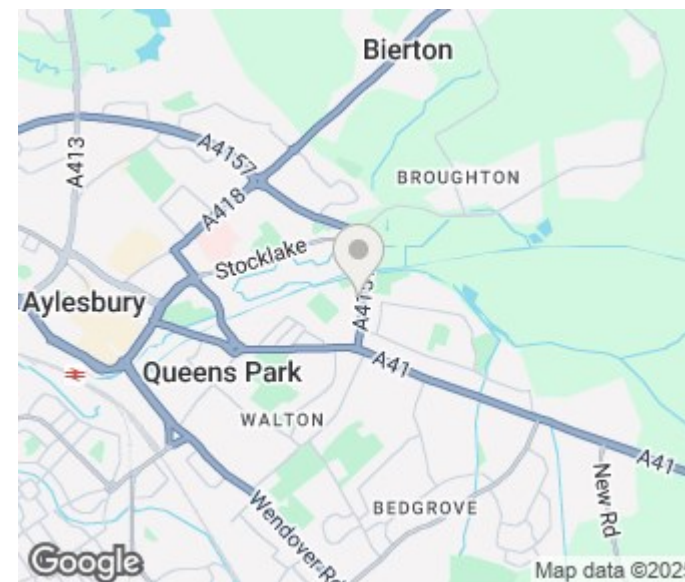
Approximate total area<sup>m</sup>  
1100 ft<sup>2</sup>  
102.2 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

George David & Co  
46 High Street  
Aylesbury  
HP20 1SE

01296 393 393  
info@georgedavid.co.uk  
www.georgedavid.co.uk

