



**BUCKINGHAM ROAD, AYLESBURY, BUCKINGHAMSHIRE**

**£275,000**  
**FREEHOLD**

A well presented two bedroom terraced house ideally located within walking distance to the town centre, train station and local schools. The property features a spacious lounge/diner, separate kitchen, downstairs bathroom and two generously sized double bedrooms. Externally, it boasts a good size rear garden, perfect for outdoor living.





## BUCKINGHAM ROAD

• CENTRAL LOCATION • TWO BEDROOM  
TERRACED HOUSE • WALKING DISTANCE TO  
TOWN CENTRE AND STATION • GOOD SIZE  
REAR GARDEN • CLOSE TO  
SCHOOLS • WELL PRESENTED WITH  
CHARACTER AND COMFORT • DOUBLE  
BEDROOMS • DOWNSTAIRS BATHROOM



### 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

Upon entering, you are welcomed straight into the spacious lounge/diner, which features a beautiful fireplace, exposed beams and ample room for both seating and dining areas.

To the rear of the property, the kitchen is fitted with an inset electric hob and oven, along with space for appliances and a practical layout that maximises storage and worktop space. Beyond the kitchen, the downstairs bathroom is equipped with a modern white suite including a bath with shower over, wash

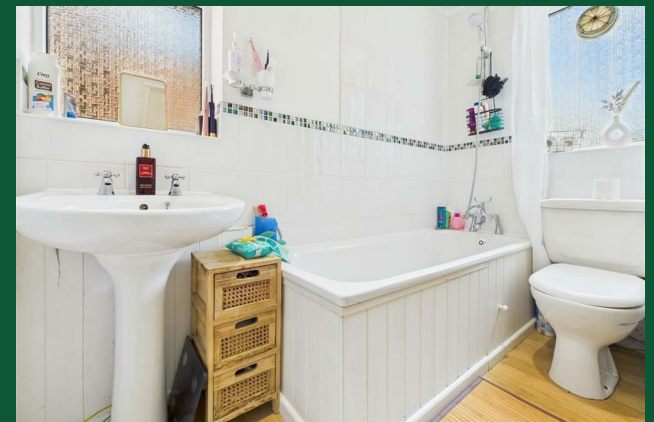
basin and WC.

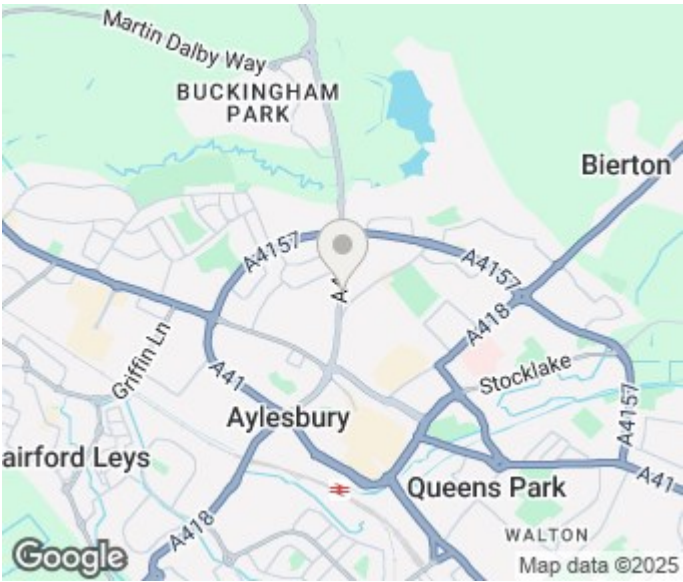
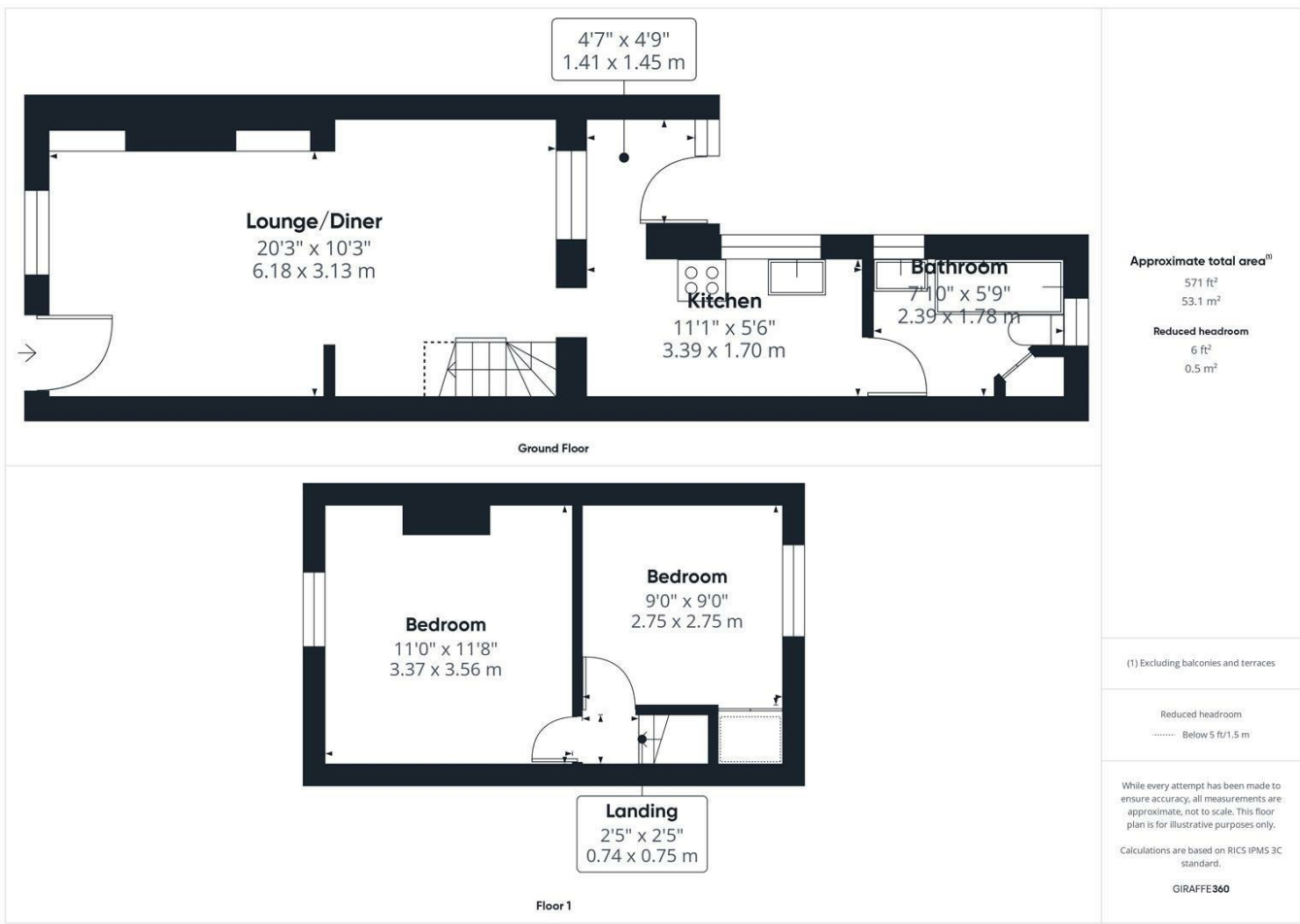
Upstairs, the property offers two double bedrooms, both flooded with natural light and providing plenty of space for furniture and storage.

Outside, the rear garden features a patio area which leads to a well-kept lawn and a useful garden shed for storage.

This attractive home combines convenience, character, and outdoor space, and is located in a popular residential area close to all essential amenities.

## BUCKINGHAM ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	52	
(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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