



BICESTER ROAD, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £385,000

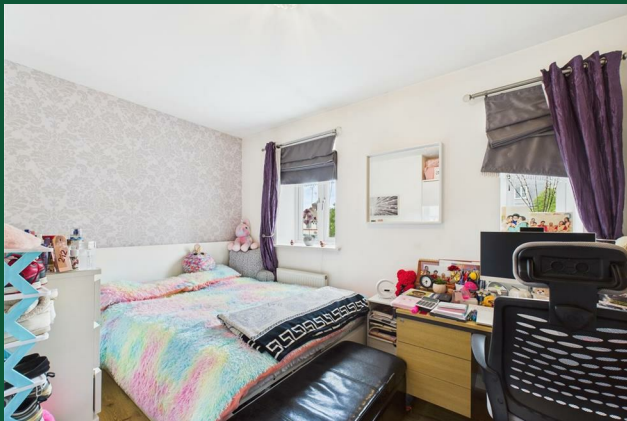
FREEHOLD

A three bedroom terraced house in a fantastic central location, within walking distance to the town centre, train station, schools and local amenities. The property features an open-plan living area with a modern kitchen, a ground-floor cloakroom, three bedrooms including a master with en suite, a family bathroom, a private rear garden and off-road parking. Ideal for families or commuters seeking convenience and comfort.



BICESTER ROAD

- CENTRAL LOCATION • THREE BEDROOM TERRACED HOUSE • EN SUITE AND FAMILY BATHROOM • OFF ROAD PARKING TO THE REAR • LOW MAINTENANCE REAR GARDEN • DOWNSTAIRS CLOAKROOM • WALKING DISTANCE TO TOWN AND STATION • CLOSE TO SCHOOLS



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 the home, you are welcomed into an entrance hall, providing access to a cloakroom with WC and wash basin—ideal for guests and day-to-day use.

The heart of the home is the bright and airy open-plan living area and kitchen, designed for contemporary living. The kitchen is fitted with an inset gas hob, oven, cooker hood, and integrated fridge, with additional space and plumbing for appliances.

Upstairs, the first floor landing offers access to an airing cupboard and the loft, along with three bedrooms. The master bedroom benefits from a modern en suite shower room, while the remaining bedrooms are served by a contemporary family bathroom with a bath, WC and wash basin.

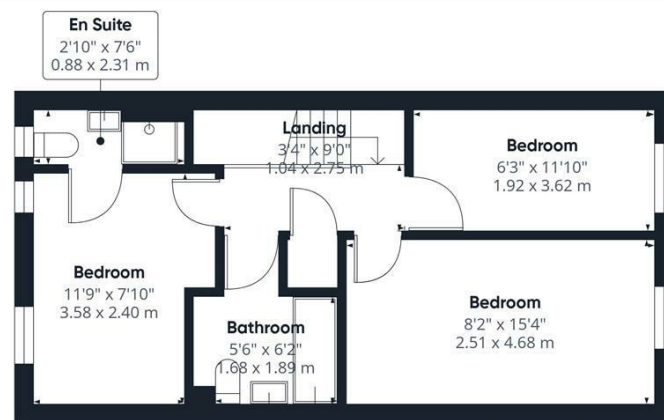
Outside, the rear garden features a patio area, gravelled sections and a garden shed—ideal for storage. Gated rear access leads to a car port, providing secure off-road parking.

BICESTER ROAD





Ground Floor



Floor 1

Approximate total area¹⁾
855 ft²
79.6 m²

(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) 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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