



PARK STREET, AYLESBURY, BUCKINGHAMSHIRE

PRICE £270,000

FREEHOLD

A two bedroom terraced house in a central location, just a short walk from the town centre, train station and Aqua Vale Leisure Centre. The property features a spacious living room, kitchen, convenient cloakroom, two comfortable bedrooms and bathroom. Outside, enjoy a private garden—ideal for relaxing or entertaining. Perfect for first-time buyers, small families, or commuters.



PARK STREET

• CENTRAL LOCATION • TWO BEDROOM TERRACED HOUSE • LOW MAINTENANCE REAR GARDEN • SPACIOUS DUAL-ASPECT LIVING ROOM • WALKING DISTANCE TO TOWN CENTRE, STATION AND AQUA VALE LEISURE CENTRE • BEDROOMS WITH BUILT-IN WARDROBES • IDEAL FOR FIRST-TIME BUYERS, INVESTORS OR SMALL FAMILIES • CLOAKROOM WITH SPACE FOR WASHING MACHINE



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 property, you are welcomed by a hallway that leads into a spacious dual-aspect living room, featuring an electric fireplace that creates a warm and inviting atmosphere.

The kitchen is fitted with an inset gas hob, oven and grill, integrated dishwasher and ample worktop and cupboard space. There's room for a freestanding fridge/freezer. A separate cloakroom includes space and plumbing for a washing machine, offering additional convenience.

Upstairs, the property boasts two well-proportioned bedrooms, both benefiting from built-in wardrobes, providing generous storage solutions. The bathroom is fully fitted with a shower cubicle, a separate bathtub with a shower attachment, WC, sink, and a heated towel rail.

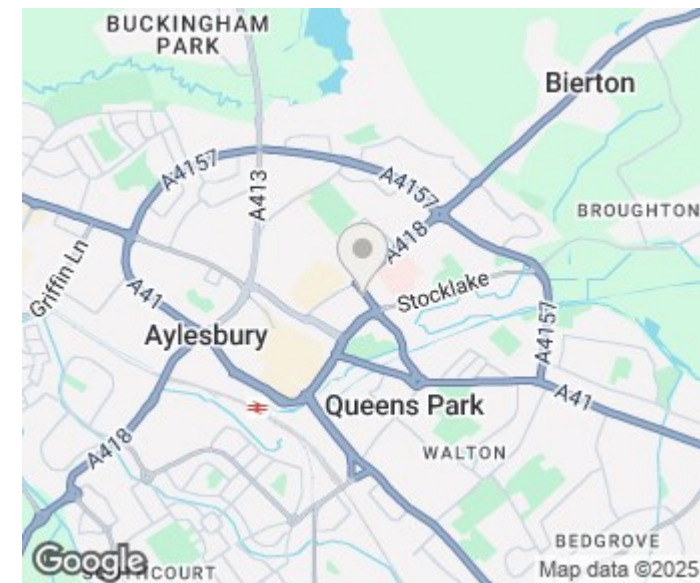
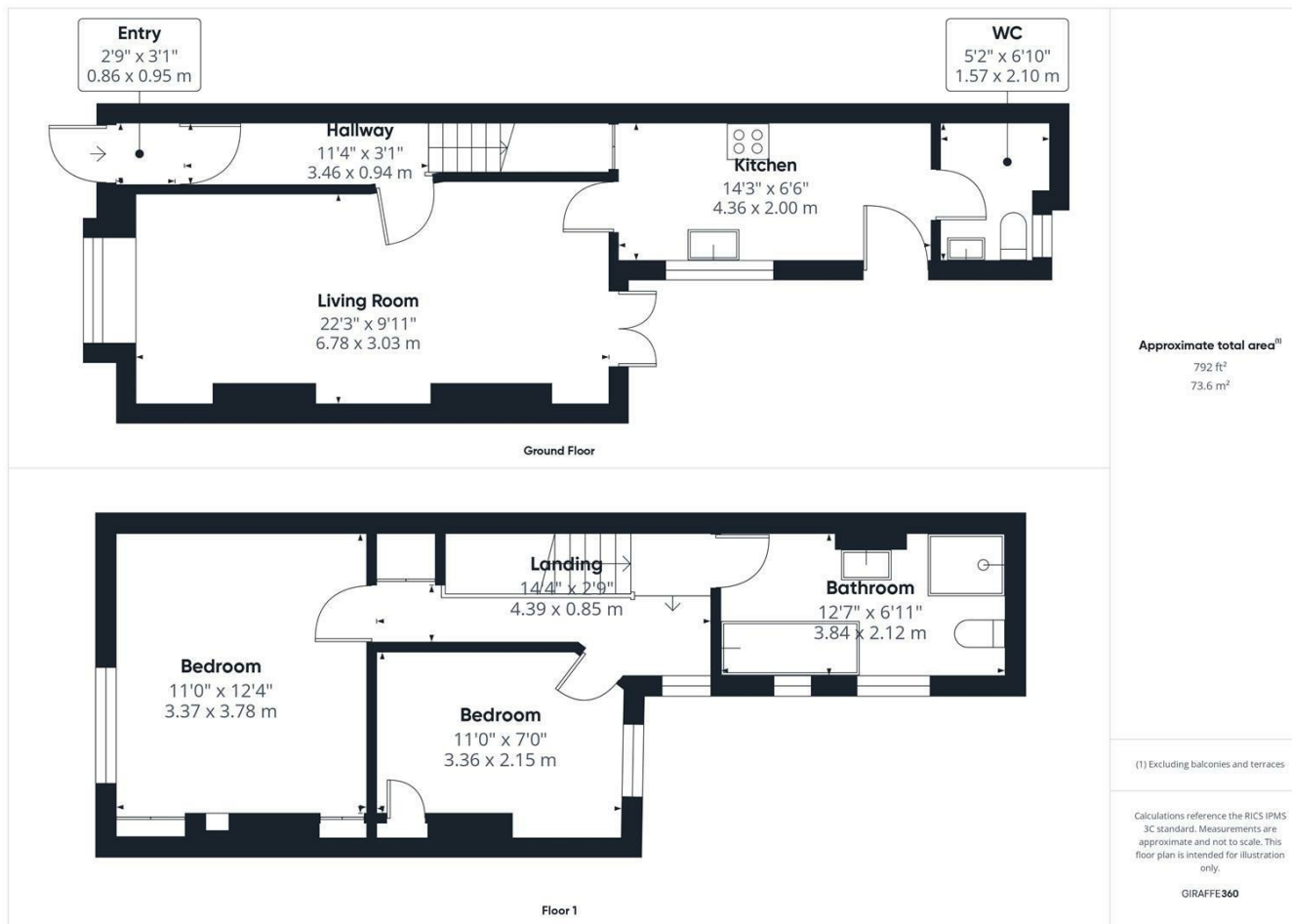
Outside, the rear garden is designed for low maintenance, featuring a paved patio area and artificial lawn, ideal for enjoying the outdoors with minimal upkeep. The garden also benefits from gated rear access.

NOTE

Permit parking £60 a year.

PARK STREET





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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