



## HIGHBRIDGE WALK, AYLESBURY, BUCKINGHAMSHIRE

**PRICE £335,000**  
**FREEHOLD**

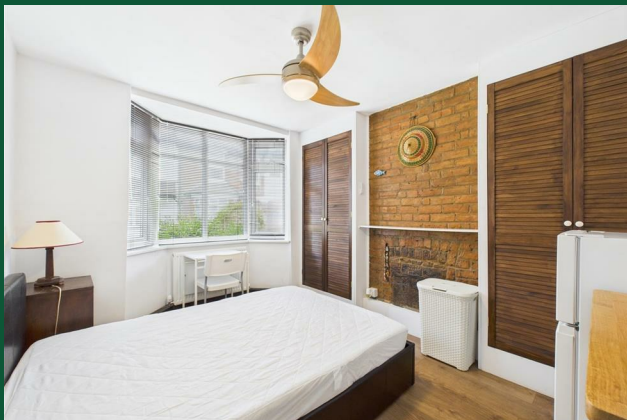
A well presented two bedroom terraced house in a central location, conveniently close to the town centre and grammar schools. Offered with no upper chain, the property features a living room, family room, and kitchen on the ground floor, along with a downstairs shower room. Upstairs offers two double bedrooms, both with en suite bathrooms. Externally, the home benefits from a rear garden and a garage accessed via a service road.





# HIGHBRIDGE WALK

• TWO BEDROOM TERRACED HOUSE IN A CENTRAL LOCATION • CLOSE TO TOWN CENTRE AND HIGHLY REGARDED GRAMMAR SCHOOLS • NO UPPER CHAIN • MODERN KITCHEN • BOTH BEDROOMS WITH BUILT-IN WARDROBES AND EN SUITE BATHROOMS • GARAGE ACCESSED VIA SERVICE ROAD • TWO SPACIOUS RECEPTION ROOMS • GARDEN WITH DECKED AREA, PATIO, LAWN AND PLANT BORDERS • GROUND FLOOR SHOWER ROOM FOR ADDED CONVENIENCE • IDEAL FOR FIRST-TIME BUYERS, FAMILIES OR INVESTORS



## 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 by an entrance hall leading to a family room at the front of the property. This room features a lovely bay window, allowing natural light to flood in, and offers useful built-in storage cupboards.

To the rear, the living room provides a comfortable space for relaxation and includes stairs to the first floor. The kitchen is well appointed with an inset gas hob, oven, cooker hood and designated spaces for a washing machine and fridge. Completing the ground

floor is a modern shower room, adding convenience for guests.

Upstairs, the first floor comprises two spacious double bedrooms, both benefiting from built-in wardrobes and their own en suite bathrooms – a rare and desirable feature. Additionally, there is access to the loft space, which has been boarded, carpeted, and includes a Velux window and eaves storage.

Outside, the property boasts a rear garden featuring a decked area, patio, lawn, and planted borders. A garden shed offers additional storage. To the rear of the garden is a brick-built garage with lighting, accessed via a service road, offering secure off-road parking or further storage/workshop space.

This property combines generous living accommodation with a fantastic location, offering comfortable and convenient living in the heart of the community.

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### ADDITIONAL INFORMATION

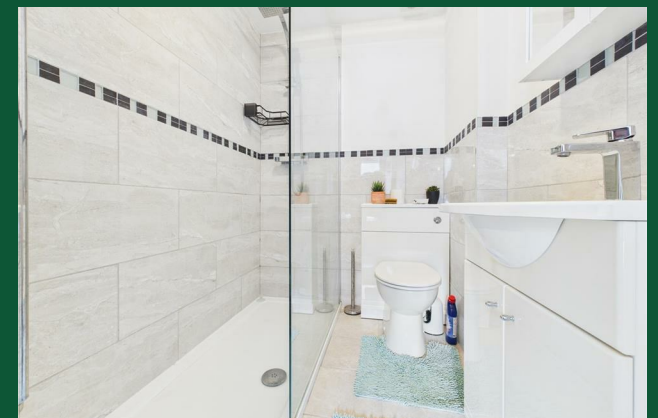
**Local Authority** – Buckinghamshire Council

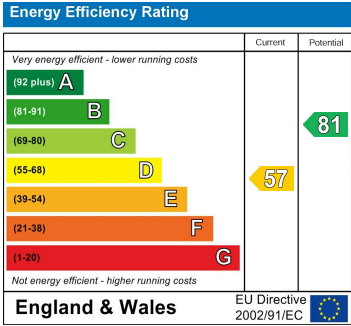
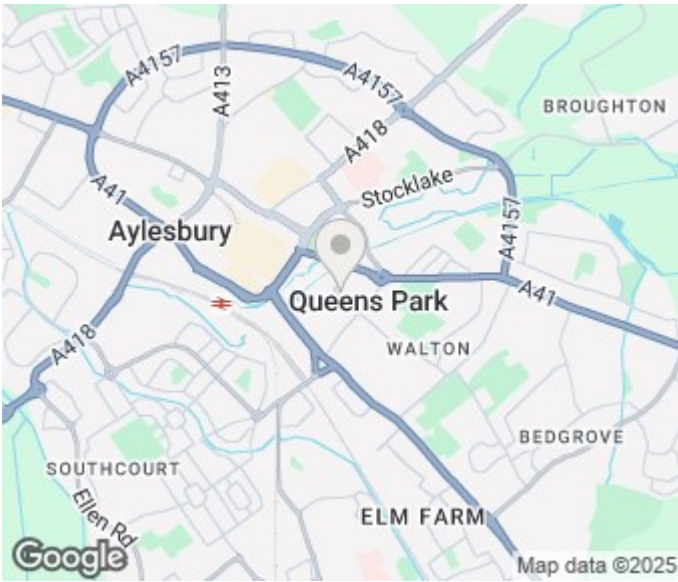
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 1163.00 sq ft

**Tenure** – Freehold





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

