



HIGHBRIDGE ROAD, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £318,500

FREEHOLD

Beautifully presented two bedroom terraced house in a central location, just a short walk from the town centre, local amenities and sought after Grammar Schools. The property is in fantastic condition throughout and features a spacious living room, dining room, stylish modern kitchen, utility and ground floor WC. Upstairs offers two double bedrooms and a contemporary bathroom. Outside, there's a low maintenance rear garden.



HIGHBRIDGE ROAD

• CENTRAL LOCATION • TWO BEDROOM TERRACED HOUSE • CLOSE TO TOWN CENTRE, AMENITIES AND GRAMMAR SCHOOLS • FULLY PAVED, LOW MAINTENANCE GARDEN • MODERN KITCHEN WITH INTEGRATED APPLIANCES • IMMACULATE CONDITION THROUGHOUT • GROUND FLOOR CLOAKROOM • TWO DOUBLE BEDROOMS • LIVING ROOM AND DINING ROOM • SEPARATE UTILITY AREA



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're welcomed into a bright and inviting entrance hall. The spacious living room features a charming bay window that fills the space with natural light and flows seamlessly through to the dining room, which benefits from built-in storage and offers an ideal setting for entertaining or family meals.

The stylish kitchen is fitted with a range of modern units, integrated appliances and space for a freestanding fridge. A separate utility area provides

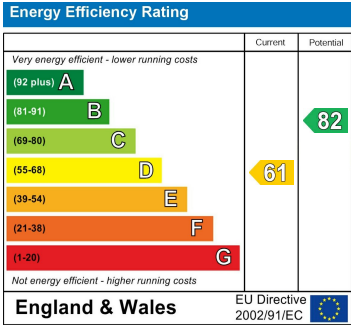
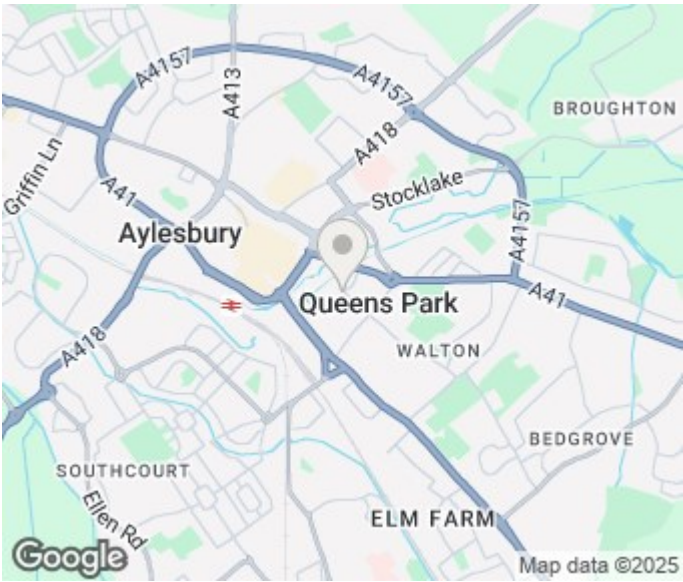
additional storage and space for a washing machine, while a convenient ground floor cloakroom completes the downstairs accommodation.

Upstairs, the first floor landing provides loft access and leads to two double bedrooms. The main bedroom includes built-in wardrobes for ample storage, while the second bedroom offers flexibility as a guest room, nursery or home office. A well-appointed family bathroom serves both bedrooms and includes an airing cupboard for additional storage.

To the rear of the property is a fully paved, low maintenance garden featuring built-in planters, a garden shed and gated access to the rear.

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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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