



DOUGLAS ROAD, AYLESBURY, BUCKINGHAMSHIRE

PRICE £400,000

FREEHOLD

A fully refurbished and extended three bed semi situated within walking distance of the town centre. The property benefits from: Garage and Driveway - Southwest facing rear garden - Two reception rooms.



DOUGLAS ROAD

- EXTENDED SEMI • THREE BEDROOMS • GARAGE AND DRIVEWAY • REFITTED KITCHEN • FULLY RENOVATED BY CURRENT OWNER • TWO RECEPTION ROOMS • REFITTED BATHROOM AND CLOAKROOM • SOUTH WESTERLY REAR GARDEN • LANDSCAPED GARDEN WITH PAVED PATIO • UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING



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 entry, you are welcomed by a spacious entrance hall. The ground floor features a refitted downstairs cloakroom, ideal for family convenience. The living room is generously proportioned, providing a comfortable space to relax, while the additional family room offers flexibility, perfect for a playroom, dining room or large home office.

The contemporary kitchen has been fully modernized, offering integrated appliances including an electric hob, cooker hood, and double oven. There's also a

central heating boiler tucked away in the kitchen, with plenty of storage space for your needs.

Upstairs, the property boasts three well sized bedrooms. The family bathroom has been tastefully refitted and includes a sleek shower cubicle.

Outside, the south-westerly facing garden is landscaped, providing an ideal space for outdoor entertaining. The garden is low maintenance yet vibrant, offering both privacy and tranquility.

To the front, the property benefits from a garage and a driveway, providing ample parking for multiple vehicles. This charming family home combines modern comfort with practical living, making it an ideal choice for those seeking a well-maintained property in a popular location.

DOUGLAS ROAD





Approximate total area⁰⁰

1113.43 ft²

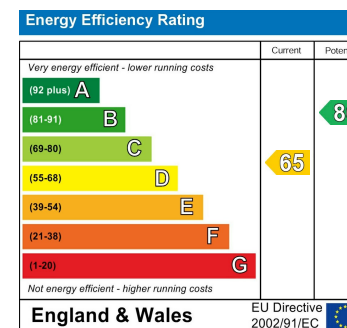
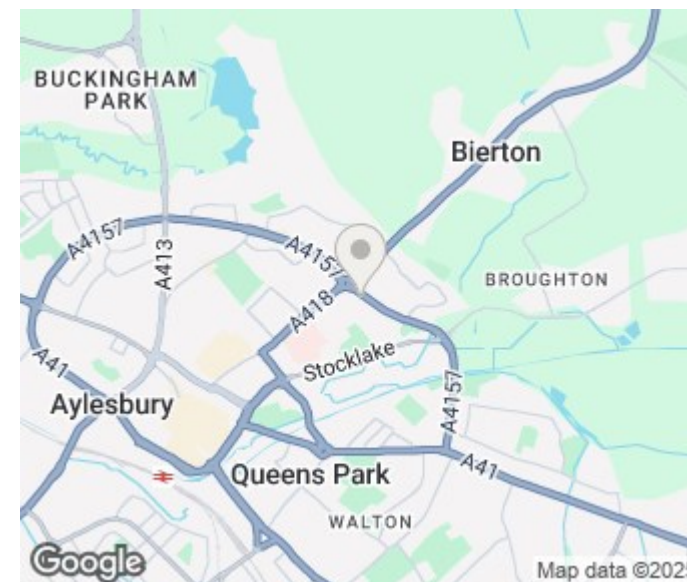
103.44 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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