



CHAPPELL CLOSE, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £305,000

FREEHOLD

A very well presented TWO DOUBLE BEDROOM home situated in a no through road within WALKING DISTANCE to the town centre and train station. The property benefits from: SOUTH FACING REAR GARDEN - Solar panels - Allocated parking



CHAPPELL CLOSE

- WALKING DISTANCE TO TOWN CENTRE • NO THROUGH ROAD • TWO DOUBLE BEDROOMS • SOUTH FACING REAR GARDEN • ALLOCATED PARKING • SOLAR PANELS • OVERLOOKS A SMALL PARK • APPROX 1 MILE FROM TRAIN STATION • DOWNSTAIRS WC • LIVING ROOM/DINER



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

Situated in the sought-after location of Chappell Close, Aylesbury, this well-presented two double bedroom terraced home offers a fantastic blend of convenience and comfort. The property is ideally positioned within walking distance of Aylesbury town centre, the train station, and local amenities, making it an excellent choice for both commuters and families.

Internally, the home offers bright and spacious accommodation throughout. The ground floor comprises an entrance hall leading to a modern fitted

kitchen and a generous living/dining room with direct access to the rear garden. Upstairs, there are two well-proportioned double bedrooms along with a family bathroom.

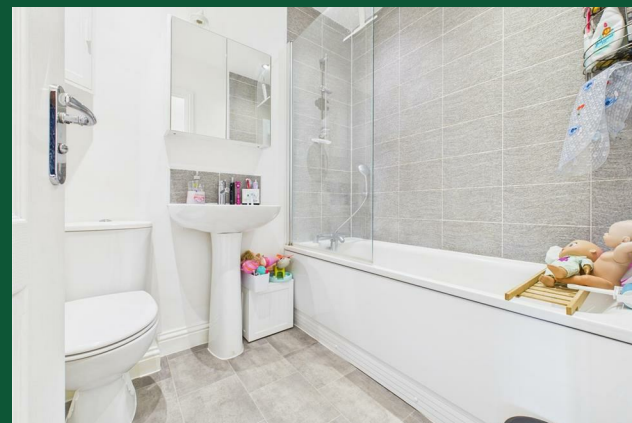
Externally, the property benefits from a larger-than-average front garden, adding a sense of space and curb appeal. To the rear, a south-facing garden provides the perfect spot to relax or entertain, and it directly overlooks a small, well-kept park, offering a pleasant outlook. The home also benefits from solar panels, providing improved energy efficiency, and has the additional advantage of allocated parking.

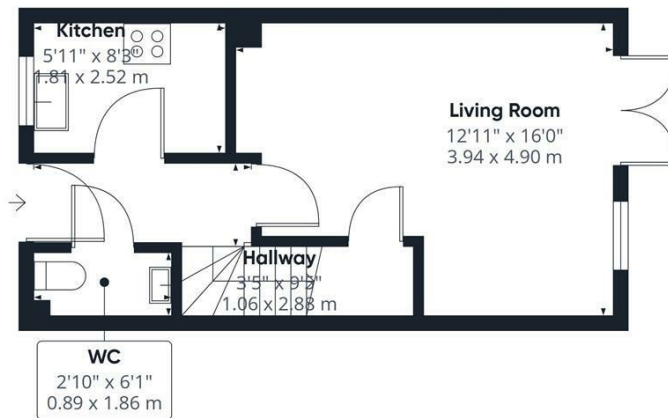
This superb property represents an excellent opportunity for first-time buyers, downsizers, or investors alike, combining an enviable location with modern, practical features.

NOTE

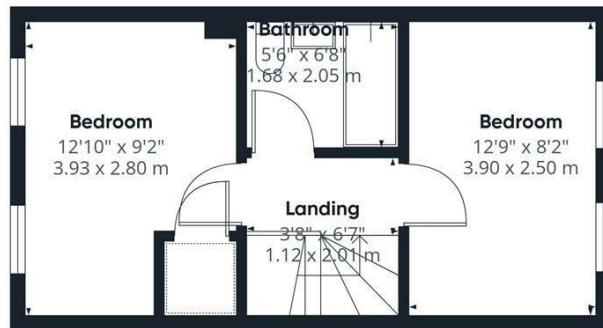
Service Charge £140 p/a.

CHAPPELL CLOSE





Ground Floor



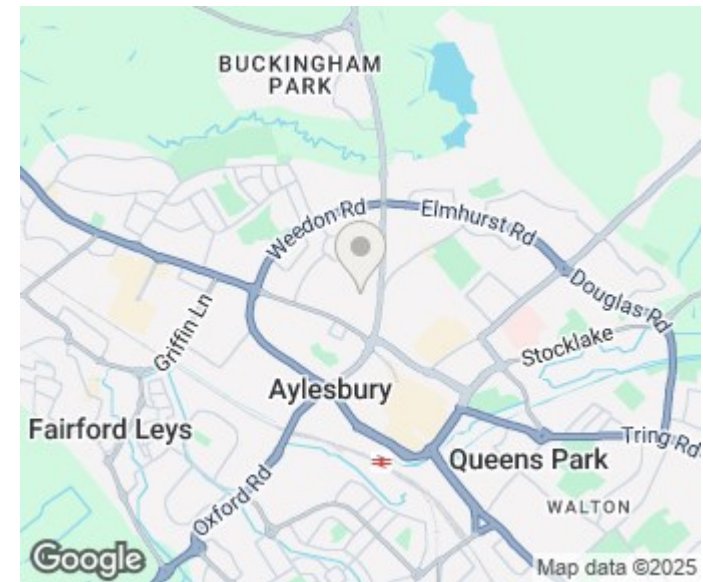
Floor 1

Approximate total area⁽¹⁾
585 ft²
54.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(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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