



ALBION STREET, AYLESBURY, BUCKINGHAMSHIRE

PRICE £325,000

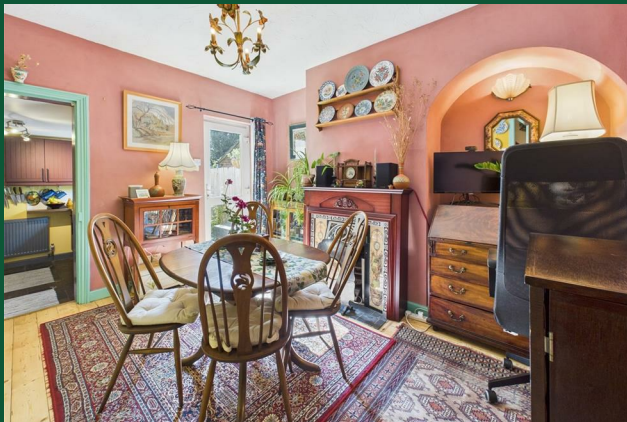
FREEHOLD

This charming home is ideally situated within walking distance of the town centre, train station and local amenities. The property offers a living room, separate dining room, fitted kitchen and a useful utility area. Upstairs, there are two double bedrooms and a family bathroom. Outside, the garden enjoys a lovely outlook backing onto the canal, providing a peaceful setting in a convenient location.



ALBION STREET

• CENTRAL LOCATION • TWO BEDROOM
TERRACED HOUSE • GARDEN BACKS ONTO
CANAL • WALKING DISTANCE TO TOWN
CENTRE • CLOSE TO AMENITIES • KITCHEN
WITH UTILITY AREA • BATHROOM
SUITE • LIVING ROOM AND DINING ROOM



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

On the ground floor, the entrance hall leads to a living room featuring a bay window, creating a welcoming space filled with natural light. The separate dining room boasts a charming fireplace and a door opening onto the rear garden. The kitchen is fitted with an inset gas hob, oven and cooker hood, with space for a fridge, washing machine and dishwasher. A useful utility area completes the downstairs accommodation.

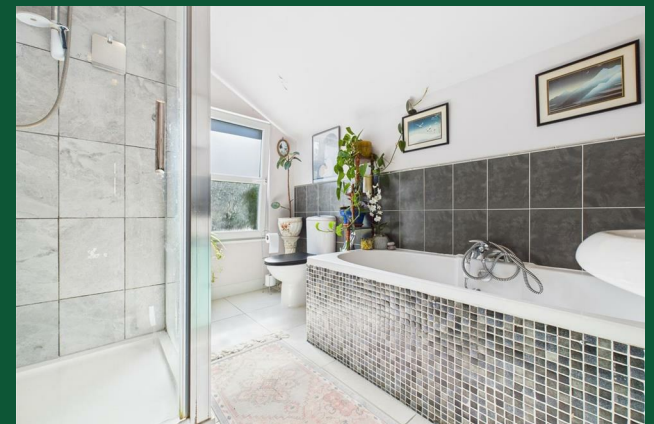
The first floor offers loft access and comprises two

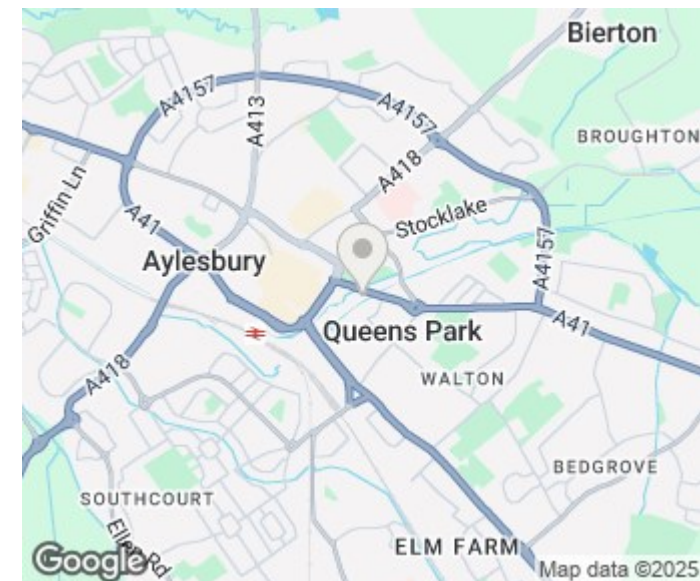
double bedrooms along with a well-appointed family bathroom. The bathroom is fitted with a shower cubicle, WC, bathtub with shower attachment, wash basin and heated towel rail.

Externally, the private rear garden is a particular highlight, backing onto the canal and offering a tranquil outlook. Designed for low maintenance, it features a patio, gravelled areas, built-in planters, and established trees, providing both charm and privacy.

This property is an excellent opportunity for those seeking a well situated home with character features and a lovely outdoor space in a highly convenient location.

ALBION STREET





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(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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