



## DICKS WAY, QUARRENDON, AYLESBURY

**£315,000**

**FREEHOLD**

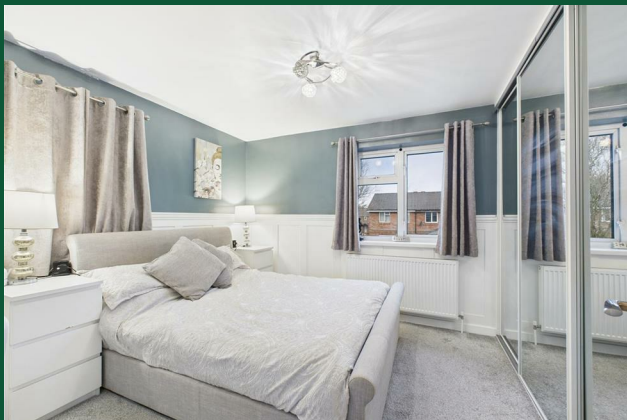
A well presented two bedroom semi-detached home located on the North side of Aylesbury, ideally situated close to local amenities. The property benefits from several superb added features, including a stylish built-in media wall and a versatile garden room, perfect for home working, a gym, or summer house. Externally, the property boasts a large driveway providing parking for at least five vehicles. An ideal home for first-time buyers, families or those seeking a ready-to-move-into property in a convenient location.





## DICKS WAY

- TWO DOUBLE BEDROOMS • SEMI-DETACHED HOUSE • CUL-DE-SAC LOCATION • DRIVEWAY PARKING FOR 5 CARS • GOOD SIZED REAR GARDEN • VERSATILE GARDEN ROOM • WELL PRESENTED THROUGHOUT • CLOSE TO AMENITIES AND SCHOOLS



### LOCATION

The estate is situated to the north of Aylesbury's town centre with good access by road towards the A41 north/M40 and heading south to the M25. The estate sides onto fields on its northern edge offering plenty of opportunity for Dog Walking. Further amenities include: Two primary schools, a Secondary School, Doctors surgery, Convenience stores, Chemists, Pub restaurant and several children's playgrounds. Aylesbury Parkway Station is situated fairly close by and can be direct accessed by foot or bicycle from the 'Waddesdon Greenway'.

### ACCOMMODATION

The accommodation begins with an entrance porch providing useful storage space, which leads through to the main hallway. The hallway features stairs rising to the first floor along with bespoke, custom-built storage neatly positioned beneath the stairs. The kitchen is well laid out with space for appliances and benefits from a breakfast bar, offering room for bar stools.

To the rear of the property is a bright and spacious dual-aspect living room, enhanced by a stylish built-in media wall. Sliding doors open directly onto the rear garden, allowing plenty of natural light and seamless indoor-outdoor living.

On the first floor, the landing provides access to the

loft via a loft-ladder, which is partly boarded for additional storage. There are two generous double bedrooms, both benefiting from built-in wardrobes. The accommodation is completed by a well-appointed family bathroom.

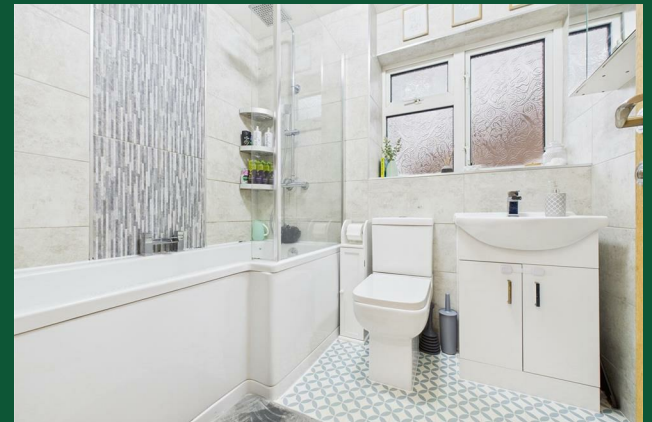
Externally, the enclosed rear garden has been designed for low maintenance and enjoyment, featuring a paved patio area, artificial lawn and built-in sleeper planter. There is gated access leading to the driveway. To the rear of the garden is a versatile garden room with light and power, ideal for use as a home office, gym, or hobby room, along with additional storage space.

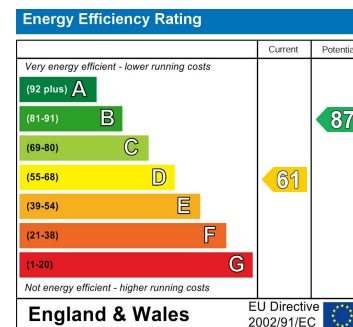
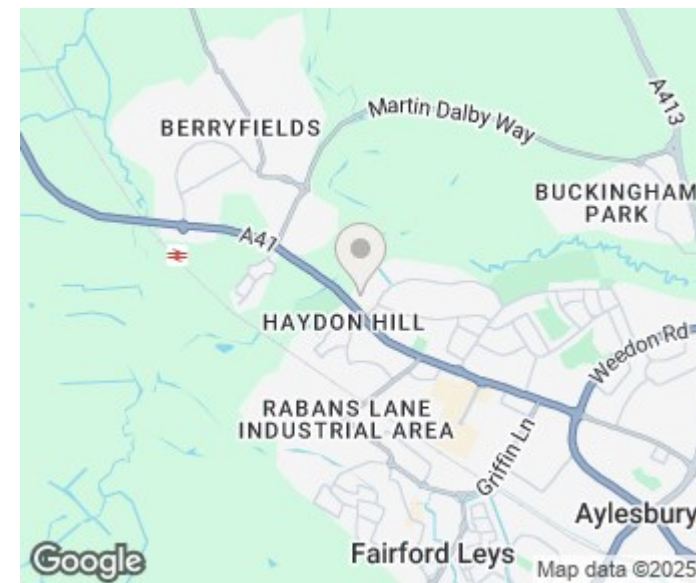
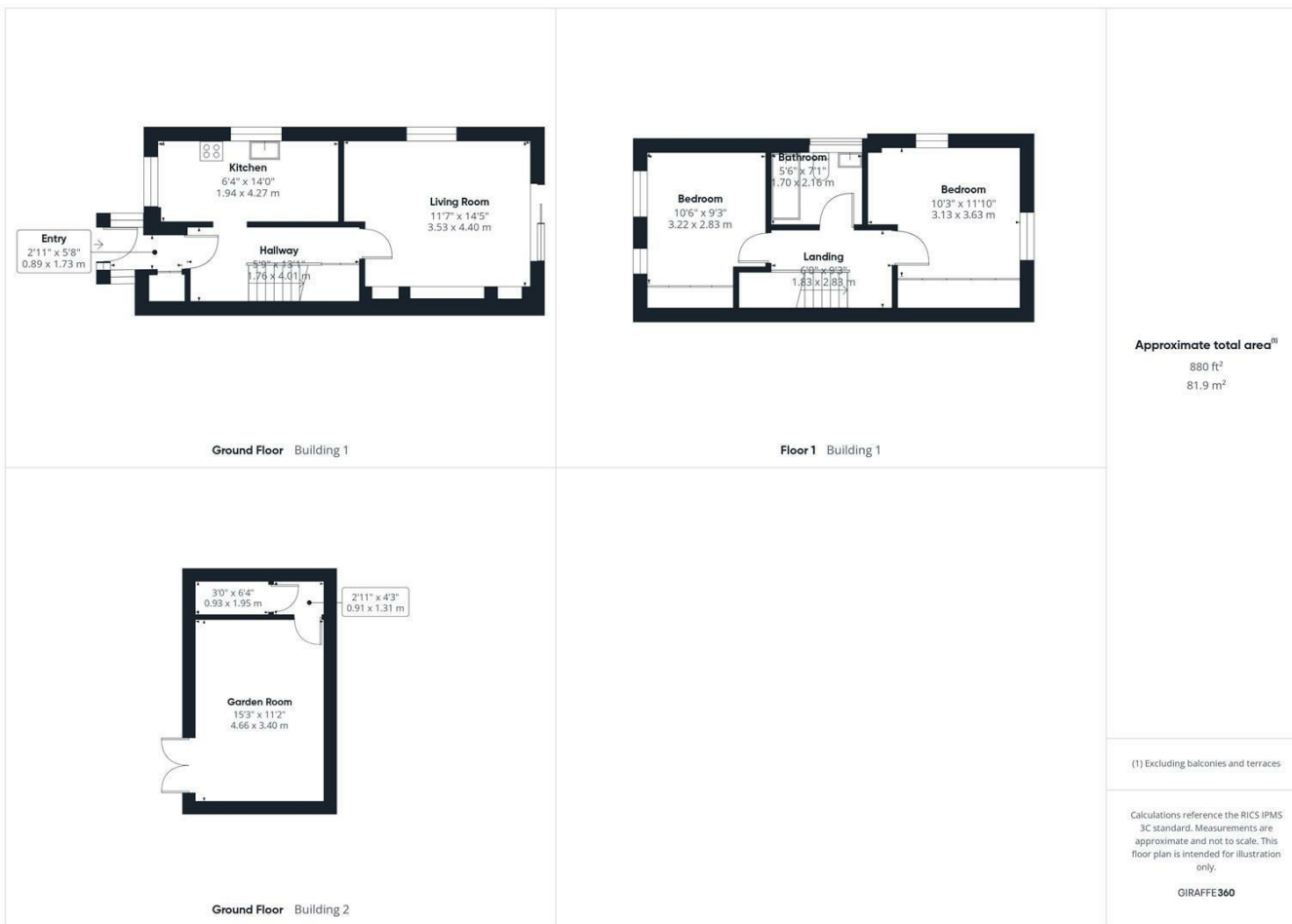
To the front, the property benefits from a substantial gravelled driveway providing off-road parking for a minimum of five vehicles.

New boiler & heating system including radiators throughout fitted in 2020

New carpets have been fitted to the living room, hallway, stairs & landing in December 2025

## DICKS WAY





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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