



Sharp Close, Aylesbury - HP21

Guide Price £280,000

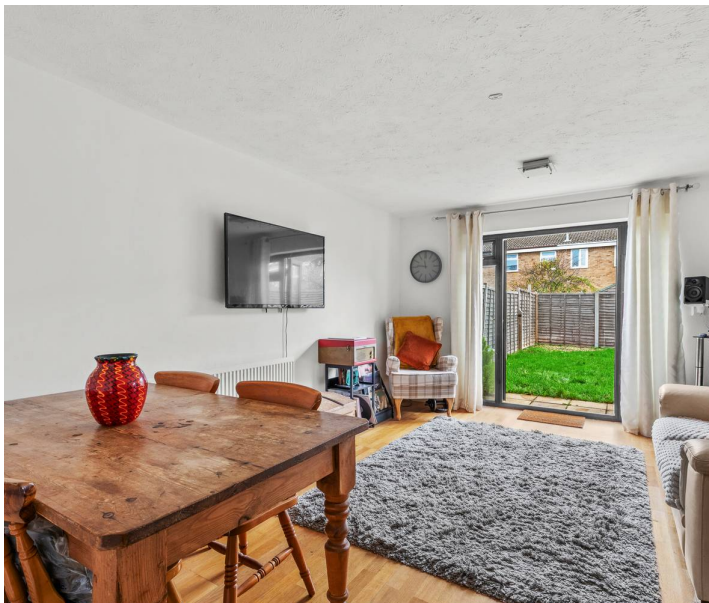
 **TIM RUSS**
& Company

Sharp Close

Aylesbury

- Allocated Parking Space & Additional Visitor Parking
- Two-bedroom terraced home in a quiet cul-de-sac location
- Modern newly fitted kitchen
- Excellent access to bus routes and Aylesbury town centre
- Private rear garden with patio area
- Newly fitted boiler in 2024
- Ideal first-time buy or investment purchase
- Spacious living/dining room with direct access to the garden
- Aylesbury Railway Station — 0.8 miles away

Located in the heart of Buckinghamshire, Aylesbury is a thriving market town that blends modern convenience with a rich sense of history and community. The town offers an excellent mix of shops, cafés, restaurants and leisure facilities, with Aylesbury Shopping Centre, the Waterside Theatre and a wide range of supermarkets all close by. Aylesbury is well-connected for commuters, with Aylesbury Railway Station providing direct services to London Marylebone, while the A41 and A418 offer easy road links to the surrounding towns and motorways. Regular bus routes also make getting around simple and convenient. Families are well catered for, with an impressive selection of well-regarded schools, including a number of grammar schools serving the area. Parks, green spaces and countryside walks are never far away, offering plenty of opportunity to enjoy the outdoors. With its great transport links, strong schooling, and a welcoming community feel, Aylesbury continues to be a highly sought-after location for buyers and commuters alike.



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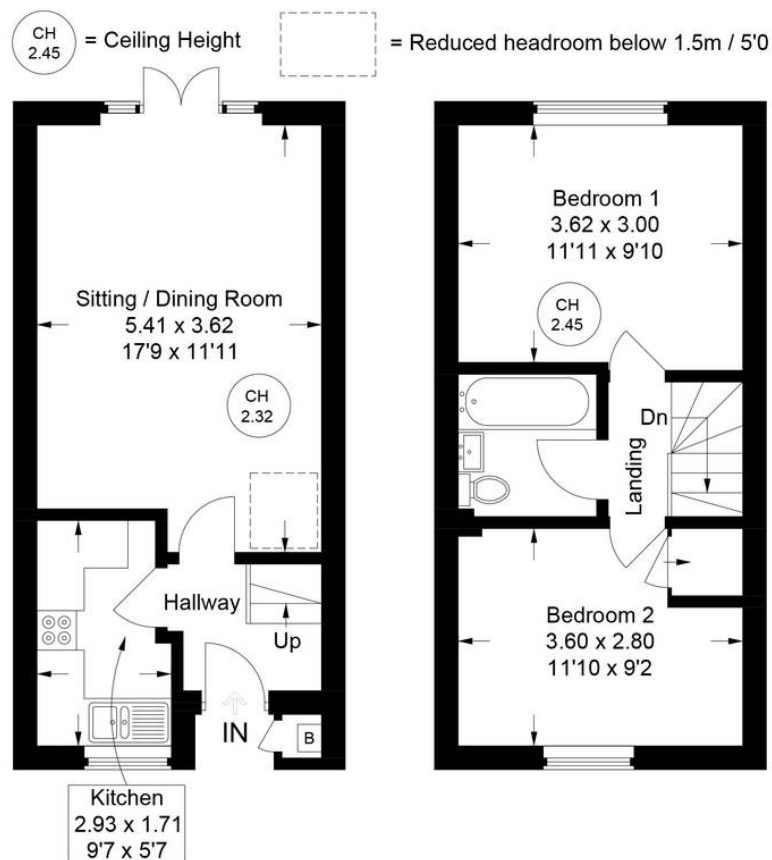
Nestled in a quiet little cul-de-sac, this lovely 2-bedroom terraced home is ready to welcome its next owner. The newly fitted modern kitchen is the perfect spot to cook up your favourites, and the bright, spacious living/dining room gives you a cosy place to unwind or entertain. Open the glass doors and step straight into your own private rear garden — complete with a patio that's ideal for morning coffees, relaxed evenings, or weekend BBQs.

Whether you're a first-time buyer looking for your first step on the ladder or an investor eyeing a solid opportunity, this home offers comfort, potential and an easy, low-maintenance lifestyle. Aylesbury town centre and local bus routes are just moments away, so you've got everything you need right on your doorstep. And with a brand-new boiler fitted in 2024, you can count on reliable warmth for years to come. For commuters, Aylesbury Railway Station is just 0.8 miles away, making travel a breeze.

Outside, the benefits keep coming. You'll have your own allocated parking space plus handy visitor parking — a real bonus in such a popular location. Friends and family can pop over without any parking stress, making your place the easy choice for catch-ups and get-togethers. The garden offers a peaceful little escape too, with greenery all around and plenty of space to relax after a long day. Whether it's a quiet morning on the patio or enjoying the fresh air at the weekend, there's plenty of potential to make the outdoors your own.

If you're after a home that blends modern comfort with a touch of tranquillity, this charming terraced house ticks all the boxes. It's one you'll fall in love with the moment you walk through the door.





Sharp Close, HP21

Approximate Gross Internal Area
Ground Floor = 27.4 sq m / 295 sq ft
First Floor = 28.3 sq m / 305 sq ft
Storage = 0.3 sq m / 3 sq ft
Total = 56.0 sq m / 603 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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By law we must verify every seller and buyer for anti-money laundering purposes.
Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
For more information please visit our website.

