



BERNARD CLOSE, CUDDINGTON, AYLESBURY

PRICE £450,000

FREEHOLD

An extended 2/3 semi detached home situated in a quiet cul-de-sac in the sought after village of Cuddington. No upper chain.



BERNARD CLOSE

- CUDDINGTON VILLAGE • CUL-DE-SAC LOCATION • VIEWS OVER PLAYING FIELDS AND FARMLAND • NO UPPER CHAIN • EXTENDED SEMI • TWO FIRST FLOOR BEDROOMS PLUS GROUND FLOOR BEDROOM/THIRD RECEPTION • MAIN BATHROOM AND GROUND FLOOR SHOWER ROOM • LIVING AND DINING ROOMS • EXTENDED KITCHEN • GOOD SIZE REAR GARDEN



FULL DESCRIPTION

Situated in a quiet cul-de-sac location within the sought-after village of Cuddington, this well-presented and thoughtfully extended two/three bedroom semi-detached home offers versatile living space of approximately 1,089 sq ft, ideal for families or those seeking flexible accommodation.

The ground floor has been extended to create a spacious and sociable kitchen/diner, perfect for modern living and entertaining, with ample room for dining and direct access to the rear garden. In addition, there are two separate reception rooms, providing flexibility for both formal and informal living. A further ground floor room, currently used as a third bedroom, could equally serve as a family room, home office, or playroom depending on individual needs. A convenient ground floor shower room adds further practicality.

Upstairs, the property offers two well-proportioned bedrooms along with a main family bathroom, all presented in good order.

Externally, the home benefits from a generous rear garden, offering excellent outdoor space for families and entertaining. To the front, there is driveway parking.

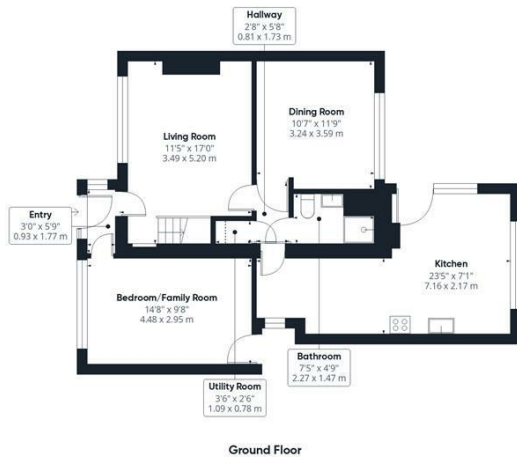
The property enjoys a peaceful position at the end of

a cul-de-sac, with local playing fields just a short walk away, making it ideal for families and outdoor enthusiasts. The popular village pub is nearby, and the location provides easy access to the market towns of Thame, Haddenham, and Aylesbury, offering a wide range of amenities and transport links.

The property also falls within the catchment area for highly regarded local schools, including Cuddington and Dinton Church of England Primary School and Aylesbury Grammar School.

BERNARD CLOSE





Approximate total area⁽¹⁾
 1089 ft²
 101.2 m²

Reduced headroom
 2 ft²
 0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	92
(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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