



JANNETTA CLOSE, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £500,000
FREEHOLD

OPEN DAY SATURDAY 27TH JUNE 10:30AM - 12PM ***** Offered to the market with no upper chain, this four bedroom semi-detached home is situated in a sought-after gated development on the south side of Aylesbury. The accommodation comprises a cloakroom, living room, fitted kitchen and a versatile home office to the ground floor. Upstairs, there are four bedrooms, en suite shower room and a family bathroom. Externally, the property benefits from an enclosed rear garden, garage and driveway parking.



JANNETTA CLOSE

- NO UPPER CHAIN • SOUGHT-AFTER GATED DEVELOPMENT • FOUR BEDROOM SEMI-DETACHED FAMILY HOME • HOME OFFICE/STUDY • GARAGE AND DRIVEWAY • FITTED KITCHEN WITH BREAKFAST BAR • CLOSE TO TOP SCHOOLS • EXCELLENT ROAD LINKS • FULLY ENCLOSED REAR GARDEN • ALL BEDROOMS WITH BUILT IN WARDROBES



LOCATION

Situated within the private gated setting of Jannetta Close on the south side of Aylesbury, this home enjoys a quiet residential position with excellent access to local amenities and transport links. A range of shops, supermarkets, healthcare facilities and leisure amenities are nearby, while Aylesbury town centre offers an extensive choice of retail, dining and entertainment options. The area is well served by highly regarded schools, including Broughton Infant and Junior Schools, Aylesbury Grammar School and Aylesbury High School, making it an ideal location for families. For commuters, the property is conveniently located just off the A41 Tring Road, providing easy access to Tring, Watford and the M25, with further connections via the A418 and A413 to Milton Keynes, Leighton Buzzard and surrounding Buckinghamshire towns. Aylesbury railway station offers regular services to London Marylebone.

ACCOMMODATION

The property is accessed via a front garden with a pathway and low-maintenance pebbled areas. The entrance hall has stairs rising to the first floor, a useful storage cupboard and a cloakroom. There is a versatile office, ideal for those working from home, and a spacious living room with French doors opening onto the rear garden. The fitted kitchen features a breakfast bar and is equipped with an inset gas hob with oven, grill, cooker hood and splashback,

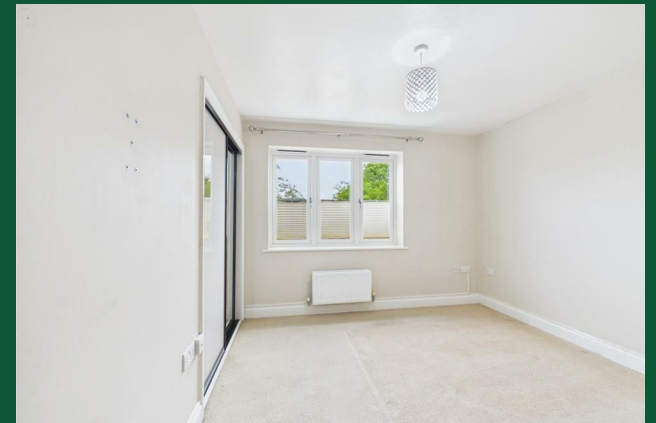
together with integrated appliances including a microwave, washing machine, dishwasher and fridge. A door provides access to the garage, while a further door leads to the side of the property.

On the first floor, there is loft access and four well proportioned bedrooms, all benefiting from built in wardrobes. The main bedroom benefits from an en suite shower room. A family bathroom serves the remaining accommodation.

Outside, the fully enclosed rear garden enjoys a patio seating area and lawn, with gated side access leading to the front of the property. The garage benefits from light and power, and there is driveway parking to the front.

This attractive home combines generous family accommodation with a convenient location and is offered for sale with no upper chain.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band E

Viewings – By Appointment Only

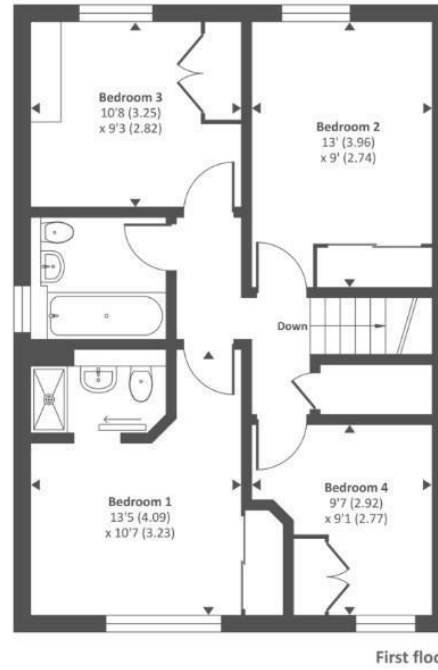
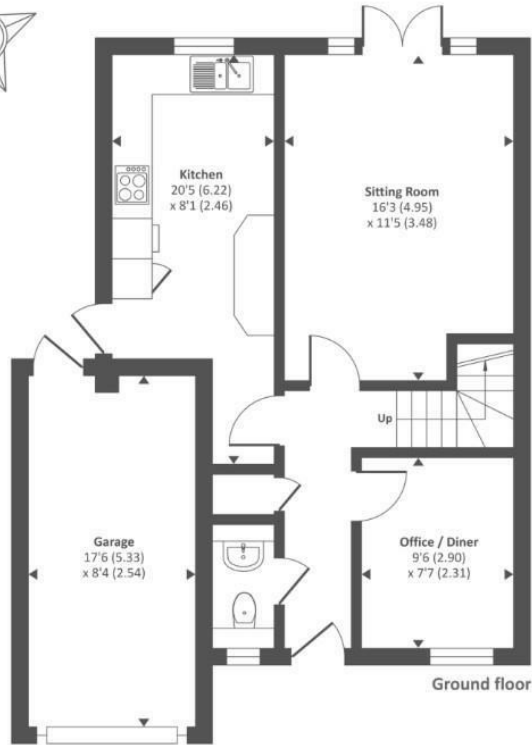
Floor Area – 1258.00 sq ft

Tenure – Freehold





Approximate Area = 1258 sq ft / 117 sq m (includes garage)
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	89
(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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