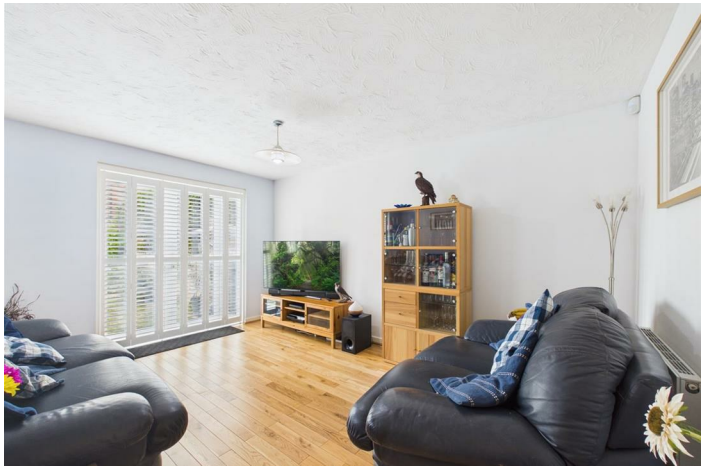






FRIARSCROFT WAY, AYLESBURY, BUCKINGHAMSHIRE

PRICE £400,000

FREEHOLD

Offered to the market with no upper chain, this well presented three bedroom terraced home enjoys a central location within easy walking distance of the town centre and railway station. The accommodation comprises a fitted kitchen, spacious living room, and a convenient downstairs WC. Upstairs, there are three bedrooms, en suite, and a family bathroom. Outside, the property benefits from an enclosed rear garden, garage, and driveway parking.

GEORGE DAVID

FRIARSCROFT WAY

• CENTRAL LOCATION • THREE BEDROOM TERRACED HOME • NO UPPER CHAIN • SPACIOUS LIVING ROOM • EN SUITE TO MAIN BEDROOM • WALKING DISTANCE TO TOWN CENTRE & STATION • DOWNSTAIRS WC • GARAGE AND DRIVEWAY • ENCLOSED REAR GARDEN • CLOSE TO LOCAL SCHOOLS





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.

ACCOMMODATION

The accommodation begins with an entrance hall featuring stairs rising to the first floor and an internal door providing access to the integral garage.

Positioned at the front of the property, the modern kitchen is fitted with an attractive range of shaker-style wall and base units complemented by ample work surfaces. Integrated appliances include an inset gas hob with oven below, while there is additional space for a fridge freezer and washing machine.

To the rear, the spacious living room provides an excellent space for both relaxing and entertaining, with room for both living and dining furniture. Double doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces. The room also benefits from a useful storage cupboard and bespoke fitted shutter blinds, adding both style and privacy.

The first-floor landing provides access to the loft and all principal rooms. There are three bedrooms, with the main bedroom benefiting from its own en suite shower room. The remaining bedrooms are served by a well appointed family bathroom.

Outside, the enclosed rear garden has a paved patio, leading onto a lawn bordered by established plants and shrubs, while a second patio area at the rear offers an ideal spot for outdoor dining or relaxing. The garden also benefits from a shed and gated rear access.

To the front of the property is a driveway providing off-road parking and access to the integral garage, which is fitted with an up-and-over door and benefits from both light and power.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if

held in savings.
Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.
If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

FRIARSCROFT WAY















FRIARSCROFT WAY

ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 947.00 sq ft

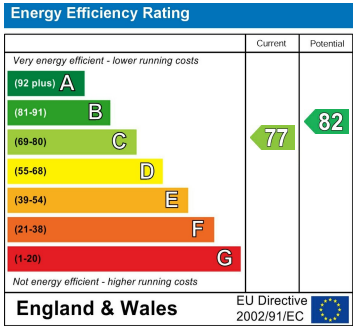
Tenure – Freehold











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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