





CHAUNDLER DRIVE, BUCKINGHAM PARK, AYLESBURY

OFFERS IN EXCESS OF £375,000

FREEHOLD

A well presented three bedroom terraced house arranged over three floors, situated in the popular Buckingham Park development. The accommodation comprises a modern kitchen, spacious living room, and downstairs cloakroom. The first floor offers two bedrooms and a family bathroom, while the top floor is dedicated to the master bedroom with an en-suite shower room. Outside, the property benefits from a landscaped rear garden and allocated parking to the rear with a garage, making it an ideal home.

GEORGE DAVID

CHAUNDLER DRIVE

• BUCKINGHAM PARK DEVELOPMENT • THREE BEDROOM TERRACED HOUSE • ARRANGED OVER THREE FLOORS • WELL PRESENTED THROUGHOUT • LANDSCAPED REAR GARDEN • GARAGE AND ALLOCATED PARKING • TOP FLOOR MASTER SUITE • CLOSE TO LOCAL AMENITIES & SCHOOLS





LOCATION

Buckingham Park is a popular modern residential development on the northern edge of Aylesbury, offering a family-friendly setting with excellent everyday amenities and convenient transport connections. The area benefits from a local shopping parade, community centre, cafés, takeaway restaurants, and schooling, together with parks, play areas, and open green spaces that create a strong community atmosphere. Buckingham Park is ideally positioned for commuters, with easy access to the A41 linking towards Bicester, Milton Keynes, and London. Aylesbury town centre and mainline railway stations are within easy reach, providing regular services to London Marylebone.

ACCOMMODATION

The property is entered via a welcoming entrance hall with stairs rising to the first floor and access to a convenient downstairs cloakroom. Positioned at the front of the property is the modern fitted kitchen, featuring a range of wall and base units with work surfaces, an inset gas hob with oven below and cooker hood above, together with integrated appliances including a washing machine, dishwasher and fridge/freezer. A breakfast bar provides an ideal space for casual dining.

To the rear of the property is the spacious living room, offering ample space for both seating and dining furniture. Double doors open directly onto the rear garden, creating an excellent space for indoor-outdoor living, while a useful under-stairs storage cupboard provides additional practicality.

The first floor comprises two bedrooms, both served by a contemporary family bathroom fitted with a three-piece suite.

Occupying the entire top floor is the master bedroom, providing a generous and private retreat. The room benefits from built-in wardrobes, loft access, and an en-suite shower room.

Outside, the landscaped rear garden has been designed to provide a variety of outdoor spaces, including a paved patio, lawn, and a raised decked seating area. Gated access leads to the allocated parking space and the property's garage, providing secure parking and additional storage.

This attractive home combines modern living with practical accommodation in a desirable location, close to local amenities, schools, green spaces, and transport links, making it an excellent opportunity for a wide range of buyers.

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.

CHAUNDLER DRIVE

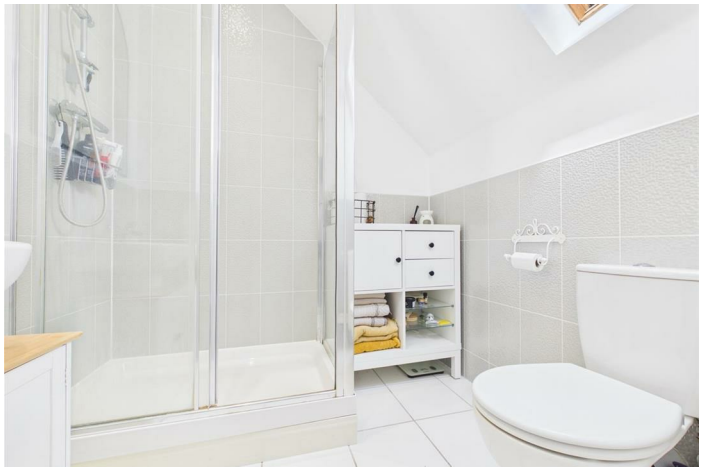














CHAUNDLER DRIVE

ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band D

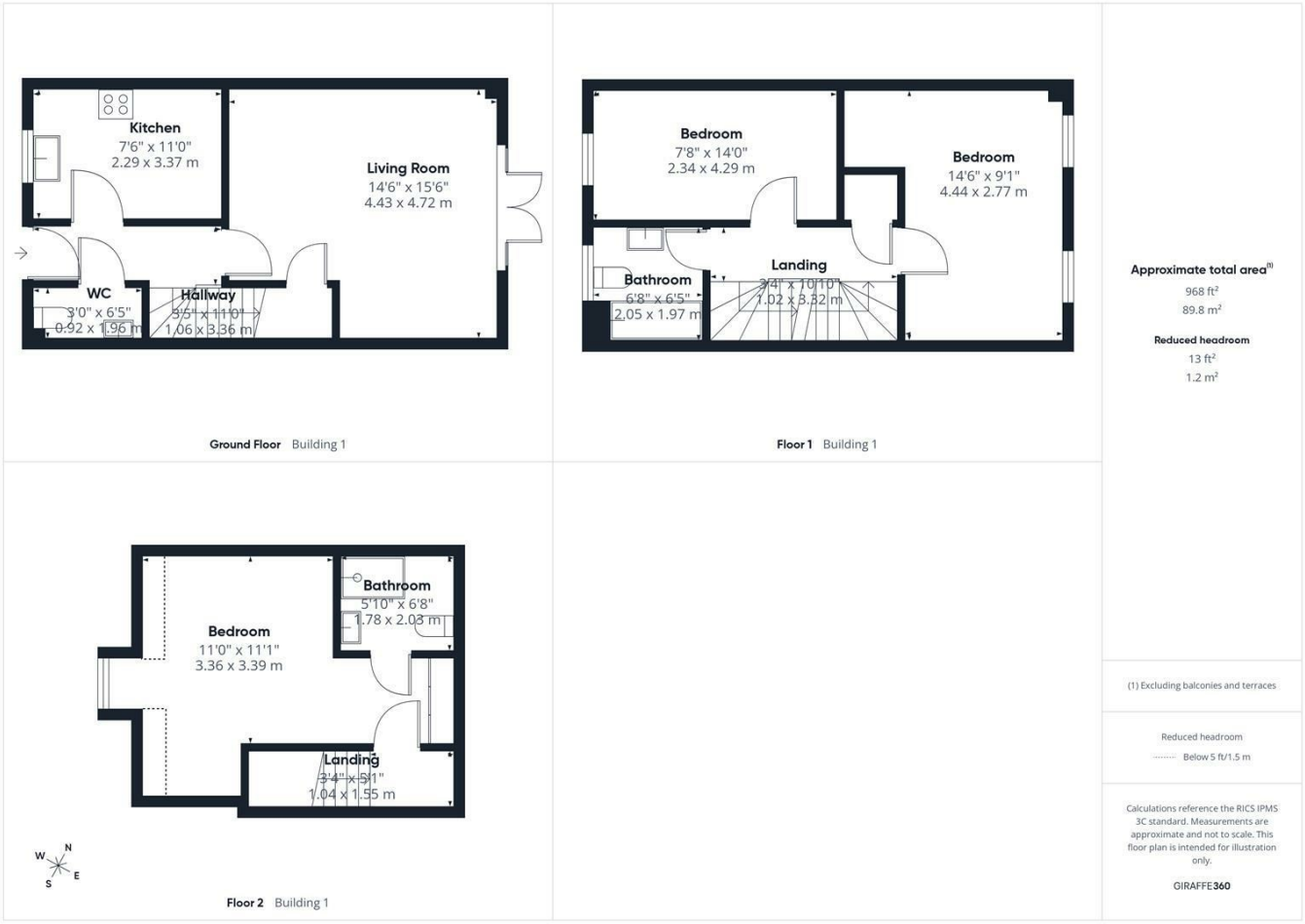
Viewings – By Appointment Only

Floor Area – 1065.64 sq ft

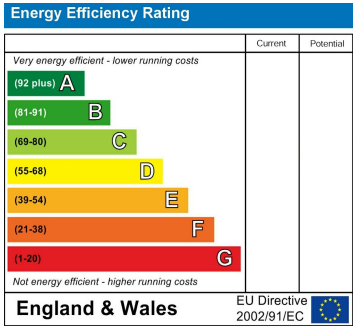
Tenure – Freehold











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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