



HOLLY DRIVE, LAVENDER GRANGE, AYLESBURY

PRICE £565,000
FREEHOLD

A four bedroom detached family home situated on the south side of Aylesbury, offering convenient access to the town centre, station and Stoke Mandeville Hospital. The accommodation comprises a spacious living room, separate dining room, fitted kitchen and downstairs WC. Upstairs features four bedrooms, including a main bedroom with en-suite, together with a family bathroom. Outside, the property benefits from a landscaped rear garden, double garage, and driveway parking, making it an ideal family home in a desirable location.



HOLLY DRIVE

• SOUTH SIDE OF AYLESBURY • FOUR BEDROOM DETACHED FAMILY HOME • EASY ACCESS TO TOWN CENTRE, STATION & STOKE MANDEVILLE HOSPITAL • DOUBLE GARAGE & DRIVEWAY • LANDSCAPED GARDEN • EN SUITE TO MAIN BEDROOM • DOWNSTAIRS WC • SEPARATE DINING ROOM



LOCATION

Situated to the south of Aylesbury's town centre and within short walking distance of Stoke Mandeville Hospital. The estate is just over a mile walk to the town centre and train station and benefits from several amenities close by including a sport centre/gym, convenience store, take away and sports/social club with squash courts. The estate is situated within the Aylesbury Grammar School Catchment area for secondary education. At primary level the estate falls into the catchment area for William Harding Combined school.

ACCOMMODATION

The property is entered via a welcoming entrance hall with stairs rising to the first floor and a convenient downstairs WC. The living room features a useful storage cupboard and double doors leading through to the dining room, creating an ideal space for both family living and entertaining. The dining room enjoys views over the rear garden and benefits from French doors opening directly onto the patio.

The kitchen is fitted with a range of units and incorporates an inset gas hob with oven and cooker hood over. There is space and plumbing for a dishwasher, space for an under-counter fridge, and a door providing internal access to the garage.

On the first floor, the landing provides access to the

loft space and an airing cupboard. There are four bedrooms, with built-in wardrobes to both bedrooms one and two. The main bedroom further benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the property enjoys a landscaped rear garden designed for ease of maintenance and outdoor enjoyment. The garden features a patio seating area, lawn, and attractive gravelled borders, together with a courtesy door to the garage and gated side access leading to the front of the property.

To the front, there is a driveway providing off-road parking and access to the double garage, which benefits from light and power.

This well-maintained family home combines generous living accommodation with a convenient location, making it an excellent choice for families and commuters alike.

HOLLY DRIVE





HOLLY DRIVE

ADDITIONAL INFORMATION

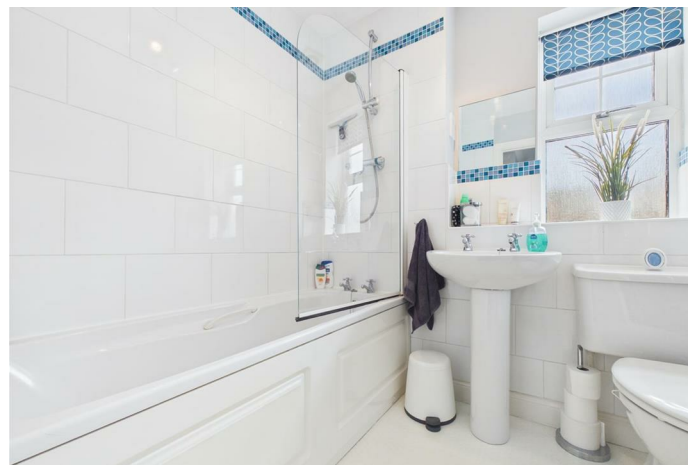
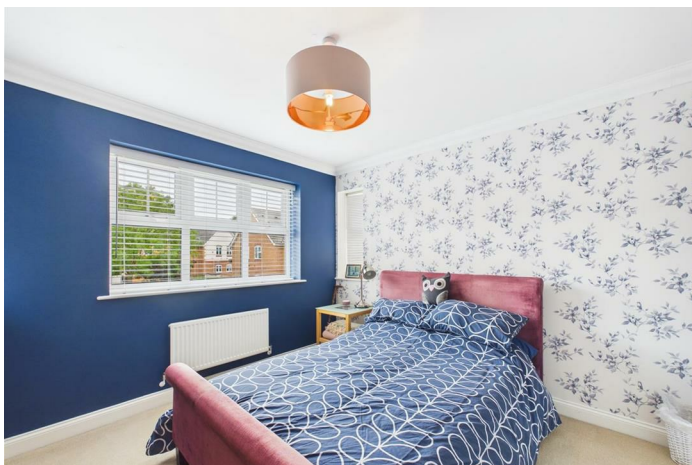
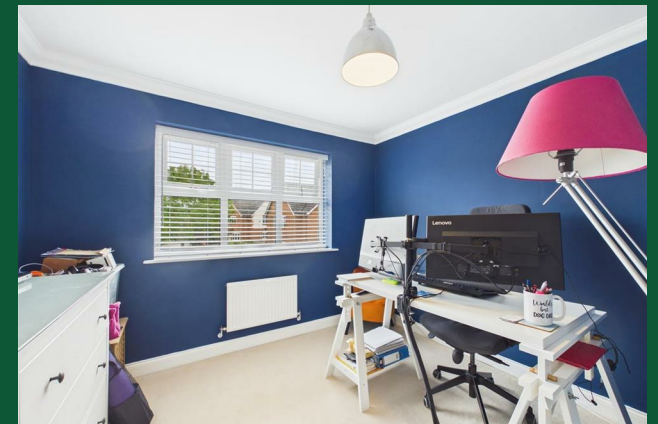
Local Authority – Buckinghamshire Council

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 1368.00 sq ft

Tenure – Freehold





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1368 ft²
127 m²

(1) Excluding balconies and terraces

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		
(69-80) C		
(55-68) D	70	75
(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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