



CRADLEY WALK, ELMHURST, AYLESBURY

OFFERS IN EXCESS OF £315,000

FREEHOLD

A well presented and spacious two bedroom semi-detached home located in a popular residential area, offering modern open-plan living. The property features a bright and versatile kitchen/dining/living room, two comfortable bedrooms, and a family bathroom. Outside, there is an enclosed rear garden complete with an outhouse and useful utility area, providing additional storage and practicality. Ideal for first-time buyers, downsizers or investors.



CRADLEY WALK

- POPULAR RESIDENTIAL AREA
- SPACIOUS TWO BEDROOM SEMI-DETACHED HOUSE
- ENCLOSED REAR GARDEN
- OUTHOUSE WITH LIGHT AND POWER
- CLOSE TO SCHOOLS AND AMENITIES
- EASY ACCESS TO TOWN CENTRE
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN / LIVING / DINING ROOM



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. Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41 leading towards London/M25.

ACCOMMODATION

The property is approached via a pathway leading to the front door, with a lawned front garden providing an attractive outlook. A porch leads into the entrance hall, where stairs rise to the first floor.

To the rear of the property is a bright and spacious open-plan kitchen/living/dining room, creating a versatile space for both everyday living and entertaining. The kitchen area offers a range of units with space for appliances, while the living and dining areas provide plenty of room for furniture and a dining

table. Sliding doors open onto the rear garden, allowing natural light to fill the room and providing easy indoor-outdoor access. A side door leads to the side of the property, where there is access to a useful utility area and a gate leading to the front of the home.

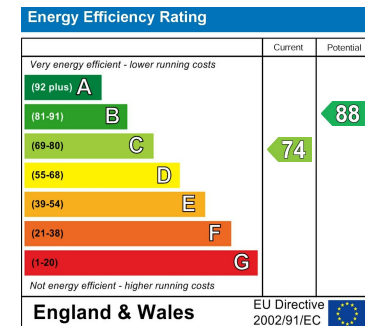
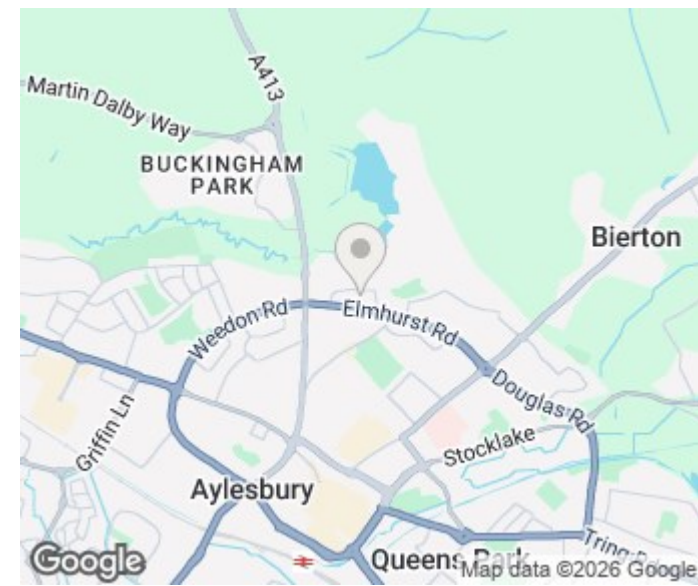
On the first floor, the landing provides loft access and a useful airing cupboard. There are two double bedrooms, along with a family bathroom.

Externally, the property benefits from an enclosed rear garden, featuring a patio area ideal for outdoor seating and a lawned section. There is also a useful outhouse equipped with light and power, offering excellent potential for storage, a workshop, or hobby space.

Overall, this property provides generous living space, a private garden, and convenient access to local amenities, making it a fantastic opportunity for a range of buyers.

CRADLEY WALK





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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