





ABBEY ROAD, AYLESBURY, BUCKINGHAMSHIRE

PRICE £350,000

FREEHOLD

This three bedroom terraced house is ideally positioned in a central location within walking distance of the town centre and station. Conveniently situated just a few minutes' walk from St Michael's Catholic School and the new Sainsbury's superstore, the property is perfectly suited for families and commuters alike. The accommodation offers multiple reception rooms, kitchen, three bedrooms and a bathroom. A standout feature of the property is the exceptionally large rear garden, providing excellent outdoor space for entertaining, gardening, or family use.

GEORGE DAVID

ABBEY ROAD

• WALKING DISTANCE TO TOWN CENTRE & STATION • THREE BEDROOM TERRACED HOUSE • DRIVEWAY PARKING TO THE FRONT • LIVING ROOM WITH FEATURE FIREPLACE • SHORT WALK TO ST MICHAEL'S CATHOLIC SCHOOL • IMPRESSIVE 150FT PLUS GARDEN • GARDEN ROOM WITH LIGHT & POWER • IDEAL FAMILY HOME WITH GENEROUS LIVING SPACE • ADDITIONAL OFF ROAD PARKING TO REAR





LOCATION

The property is in a well-established residential location conveniently positioned close to Aylesbury town centre, offering easy access to a wide range of shopping, leisure and dining facilities. The area is particularly popular with families and commuters, benefiting from excellent transport links including Aylesbury train station with direct services into London Marylebone. The property is within walking distance of local amenities, schools including St Michael's Catholic School and the recently developed Sainsbury's superstore. Nearby parks, green spaces and leisure facilities provide plenty of recreational opportunities, while the surrounding road network offers convenient access to the A41, M40 and neighbouring towns and villages.

ACCOMMODATION

The accommodation comprises an entrance hall with stairs rising to the first floor, leading into a bright living room positioned to the front and featuring a fireplace. To the rear is a spacious dining room providing ample space for a range of furniture, with doors opening directly onto the garden. The kitchen offers space for a cooker, washing machine and dishwasher.

On the first floor, the landing provides loft access and leads to three bedrooms together with a family bathroom fitted with a wash hand basin, WC, bathtub with shower over, and a heated towel rail.

A particular highlight of the property is the exceptionally large rear garden, measuring in excess of 150ft. Immediately adjoining the property is a patio seating area leading onto an extensive lawn bordered by established trees and shrubs. A further patio area features a pergola together with a brick-built outdoor pizza oven, ideal for outdoor entertaining. The garden also benefits from a garden room with light and power, a garden shed with light and power, and an additional large patio area to the rear which could be utilised as further off-road parking, accessed via gated rear access from a service road.

To the front of the property there is driveway parking.

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.

ABBEY ROAD















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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band C

Viewings – By Appointment Only

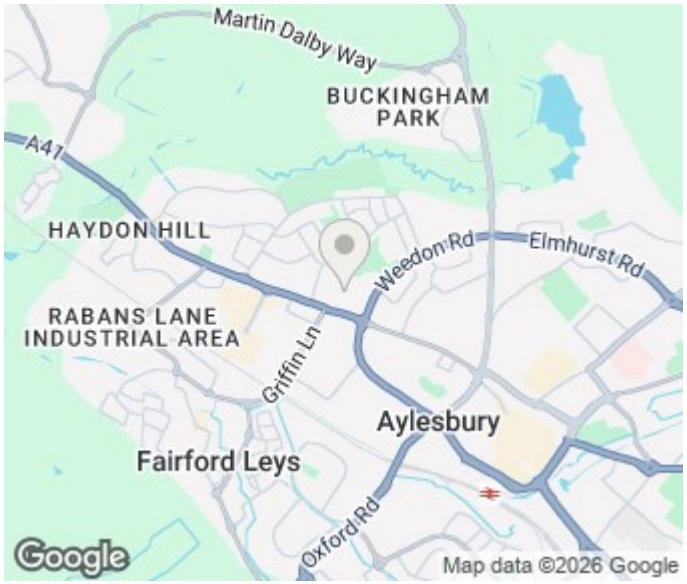
Floor Area – 760.00 sq ft

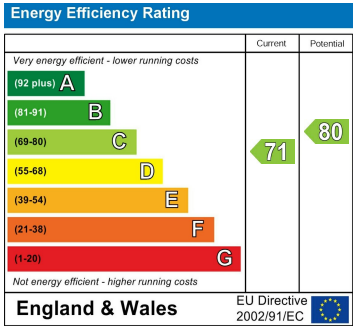
Tenure – Freehold











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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