





WENDOVER ROAD, AYLESBURY, BUCKINGHAMSHIRE

PRICE £350,000

FREEHOLD

A fantastic opportunity to purchase this beautifully refurbished three-bedroom end-of-terrace home, finished to a high standard and ready to move into. Ideally located close to the train station and town centre, the property offers stylish accommodation comprising an open-plan living/kitchen area, three bedrooms and a contemporary family bathroom. Outside, there is a rear garden, garage and off-road parking, along with potential for a double storey side extension(STPP). Offered with no upper chain, this superb home is ideal for first-time buyers, families or investors alike.

GEORGE DAVID

WENDOVER ROAD

• NO UPPER CHAIN • COMPLETELY REFURBISHED TO A HIGH STANDARD THROUGHOUT • SPACIOUS WRAP AROUND OPEN-PLAN LIVING/KITCHEN • THREE BEDROOMS • GARAGE AND OFF ROAD PARKING • CLOSE TO TOWN CENTRE & STATION • POTENTIAL DOUBLE STOREY SIDE EXTENSION STPP • EARLY VIEWING HIGHLY RECOMMENDED





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

Ground Floor

Upon entering the property, you are welcomed by an entrance hall with stairs rising to the first floor and doors leading to the ground floor accommodation.

The heart of the home is the impressive wrap-around open-plan living and kitchen area, providing a fantastic contemporary space for both everyday living and entertaining. The generous layout offers ample room for a variety of living and dining furniture, creating a versatile and sociable environment. The kitchen is seamlessly incorporated into the open-plan design, while double doors open directly onto the rear garden, allowing plenty of natural light to flow through and providing an attractive connection between indoor and outdoor living.

First Floor

The first-floor landing provides access to all three bedrooms and the family bathroom, together with loft access and a useful airing cupboard.

There are three bedrooms, offering flexible accommodation to suit a variety of needs, whether as sleeping accommodation, a home office or additional family space.

Outside

To the rear, the property enjoys a landscaped garden, providing an attractive outdoor space to relax and entertain. Further benefits include a garage and off-road parking, conveniently situated to the rear of the property.

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.

WENDOVER ROAD

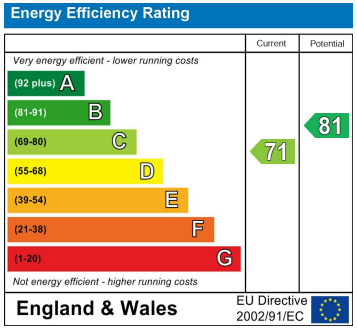












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk