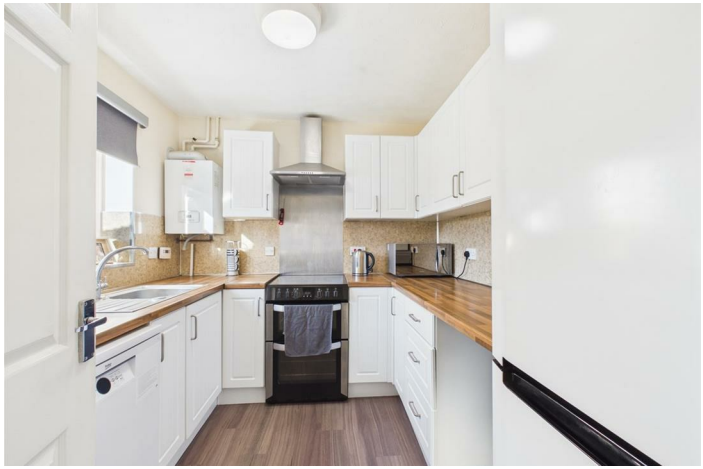






TODD CLOSE, THE WILLOWS, AYLESBURY

PRICE £325,000

FREEHOLD

Situated in the popular area of The Willows, this three bedroom terraced house offers convenient access to excellent road links, local schools and a range of nearby amenities. The property comprises a welcoming living room, kitchen and useful sunroom, along with three bedrooms and a family bathroom. Outside, there is a private garden providing a pleasant space for outdoor enjoyment, together with allocated parking.

GEORGE DAVID

TODD CLOSE

• THREE BEDROOM TERRACED HOUSE • EXCELLENT ROAD LINKS • CLOSE TO LOCAL SCHOOLS AND AMENITIES • FRONT FACING KITCHEN • SPACIOUS LIVING ROOM • ENCLOSED REAR GARDEN • ALLOCATED PARKING • POPULAR LOCATION





LOCATION

The Willows is a small development constructed in the late 1980`s situated to the south west of Aylesbury. The location offers good access on foot or by bike towards Aylesbury college, Stoke Mandeville Hospital, Aylesbury Train Station and the town centre. There is good access by road to the town centre and going in the other direction towards Thame and Oxford. There are amenities within close walking distance including a small shopping parade, doctor`s surgery and Infant/Junior School.

ACCOMMODATION

The property is entered via a welcoming entrance hall with stairs rising to the first floor and access to the ground floor accommodation.

Positioned to the front of the property, the kitchen offers a range of fitted storage and work surfaces, with space for a freestanding cooker, fridge freezer, washing machine and dishwasher.

The well-sized living room provides ample space for both living and dining furniture. A useful storage cupboard provides additional household storage, while the room leads through to the sunroom.

The sunroom provides a versatile additional reception space and benefits from doors opening directly onto the rear garden, creating a pleasant connection between the indoor and outdoor areas.

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

To the rear is an enclosed garden, featuring a paved patio area and artificial lawn, providing a low-maintenance outdoor space. There is also a useful garden shed and gated rear access.

The property further benefits from one allocated parking space.

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

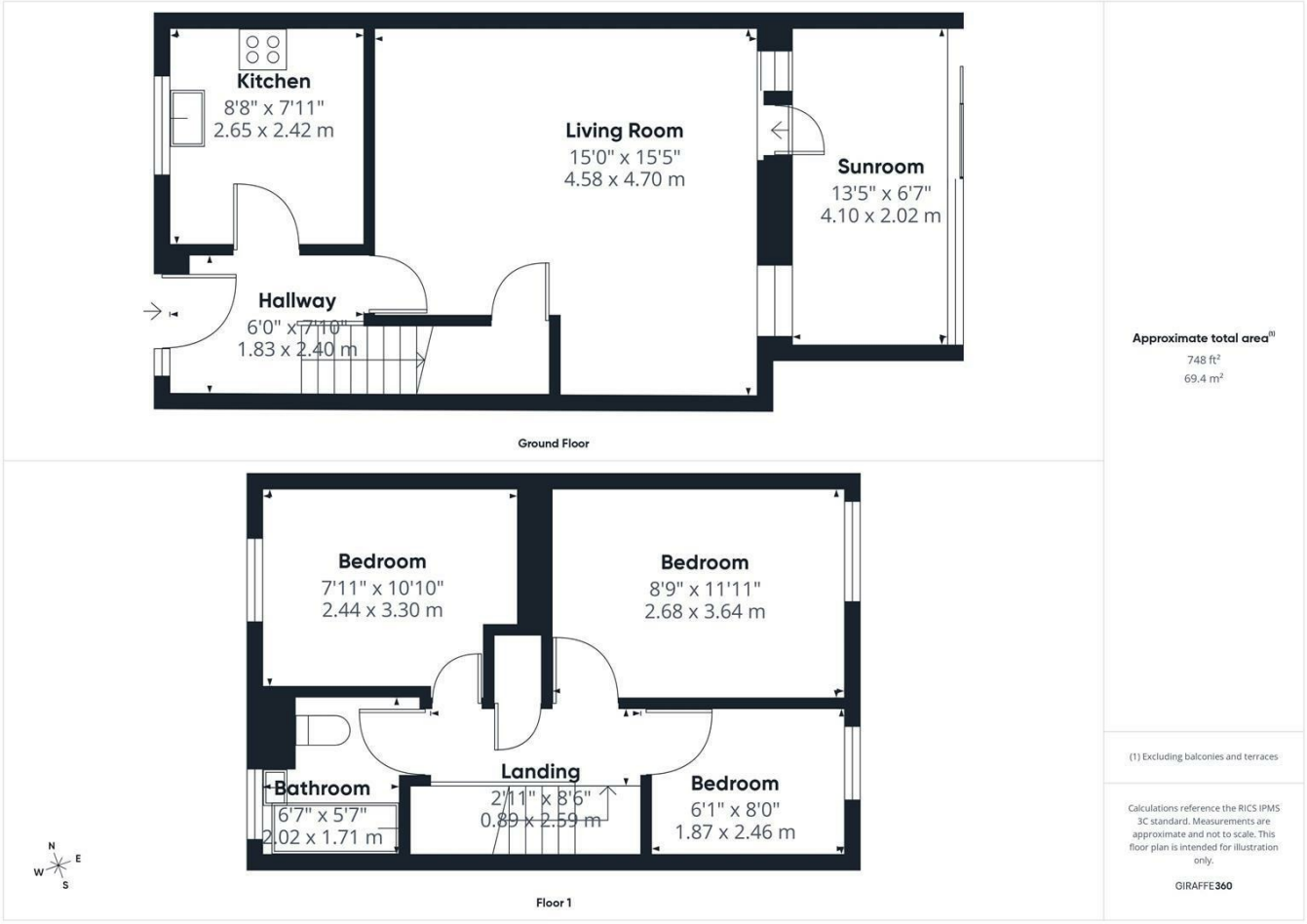
connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

TODD CLOSE

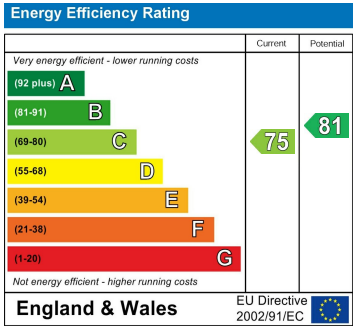












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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