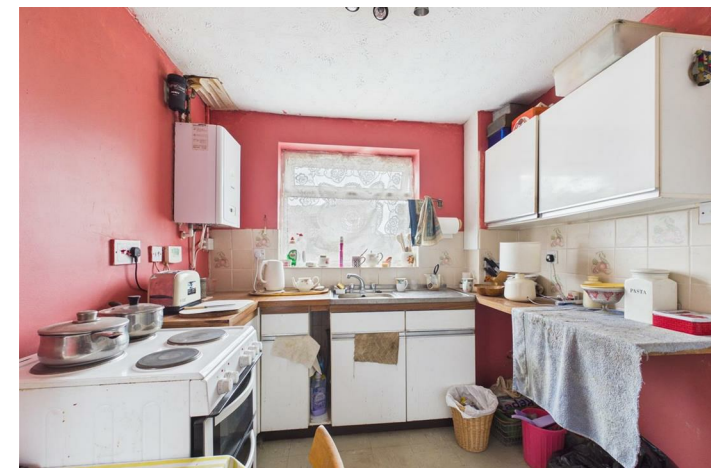




CANFORD COURT, ELM FARM, AYLESBURY

PRICE £430,000

FREEHOLD

A three bedroom detached house situated in the sought after Elm Farm area, conveniently located close to highly regarded schools and offering excellent road links. The accommodation comprises a living room, kitchen, three bedrooms, and a bathroom with separate WC. Externally, the property benefits from a garden, garage and driveway. Offered for sale with no upper chain, this property presents an excellent opportunity for families, first-time buyers or those looking to move without a lengthy onward chain.



CANFORD COURT

• POPULAR ELM FARM AREA • THREE BEDROOM
DETACHED HOUSE • NO UPPER CHAIN • CLOSE TO
HIGHLY REGARDED SCHOOLS • IN NEED OF
MODERNISATION • GARAGE AND
DRIVEWAY • SPACIOUS LIVING ROOM • FRONT AND
REAR GARDENS • NEW RADIATORS
THROUGHOUT • RECENTLY INSTALLED NEW
BOILER



LOCATION

Elm Farm is a popular development situated on the southside of Aylesbury. Easy access towards London/M40 on the A413 and benefits from being within equal distance of Aylesbury and Stoke Mandeville Train Stations offering mainline services into London Marylebone. An ideal location for families the estate is within walking distance from Aylesbury Grammar and High School and is the catchment area for William Harding Combined. Further benefits to this location includes: Small parade of shops – walking distance to the Guttman Gym and Swimming pool – close by is Stoke Mandeville Hospital.

ACCOMMODATION

The property is ideally positioned close to highly regarded schools and benefits from good road links, making it particularly well suited to families and commuters alike. The accommodation offers well-proportioned rooms, useful storage and good potential for further improvement.

Accessed via the front door, the entrance hall provides stairs rising to the first floor and doors leading through to the living accommodation.

A large and spacious living room offering ample room for a variety of furniture arrangements and family living. There is a useful storage cupboard, while sliding doors provide direct access and views onto

the rear garden, allowing plenty of natural light into the room.

The kitchen provides a practical range of storage and workspace, with designated space for a fridge, washing machine and cooker. A door provides convenient access to the side of the property. The property also benefits from a recently installed new boiler, while new radiators have been fitted throughout.

The first-floor landing gives access to all three bedrooms, the family bathroom and separate WC, together with loft access providing additional storage.

The enclosed rear garden offers a good degree of privacy and provides an attractive outside space with plenty of potential. A patio area immediately adjoining the property leads via steps up to a lawned area. The garden also benefits from multiple sheds. Gated side access leads through to the front.

The property benefits from a garage, recently fitted with a new electric garage door, together with a driveway providing off-road parking.

The front of the property is approached via the driveway and features a lawned area complemented by a selection of shrubs and established plants.

While the house would benefit from modernisation, it offers excellent scope for a purchaser to update and improve the accommodation to their own taste and requirements.

INFORMATION FOR BUYERS

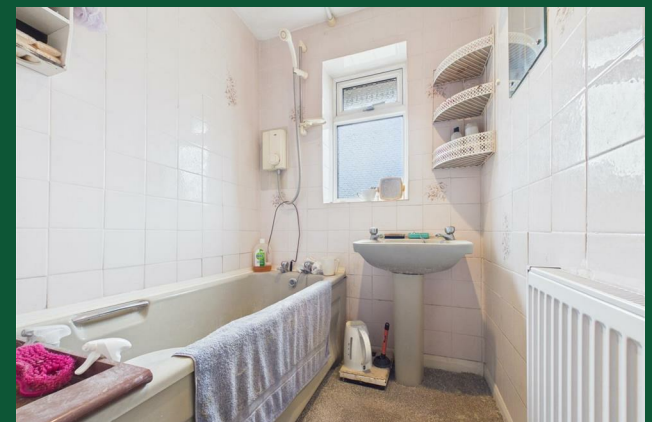
Before we can enter offer negotiations on a property, we require the following:

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.

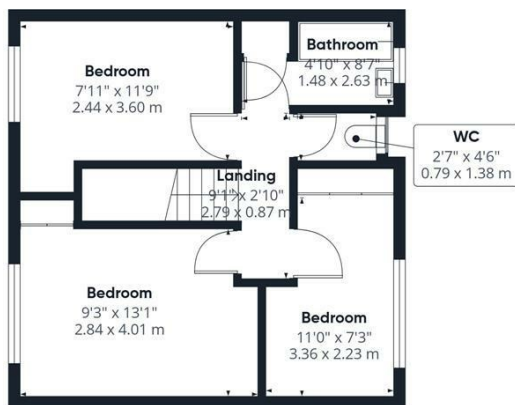
If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

CANFORD COURT





Ground Floor



Floor 1

Approximate total area⁽¹⁾
871 ft²
80.9 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		
(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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