



## LANGSTONE CLOSE, CLEVELAND PARK, AYLESBURY

OFFERS IN EXCESS OF £315,000  
FREEHOLD

A three bedroom semi-detached home situated in a popular residential location, enjoying an attractive outlook over a green. Conveniently positioned with easy access to the town centre and close to local schools, the accommodation comprises a living room, kitchen/diner and a sunroom. To the first floor are three bedrooms and a family bathroom. Outside, the property benefits from an enclosed garden and a garage located in a nearby block.



# LANGSTONE CLOSE

- THREE BEDROOM SEMI-DETACHED HOUSE
- POPULAR RESIDENTIAL LOCATION
- ATTRACTIVE OUTLOOK OVERLOOKING A GREEN
- CLOSE TO LOCAL SCHOOLS
- GARAGE IN A NEARBY BLOCK
- MODERN KITCHEN/DINER
- LOW MAINTENANCE REAR GARDEN
- EASY ACCESS TO TOWN
- SUNROOM
- IDEAL FAMILY HOME OR FIRST-TIME PURCHASE



## LOCATION

Cleveland Park is a development to the eastern outskirts of Aylesbury's town centre. Close to fields which offers great opportunity for dog walking and country walks. The location has good transport links by road to the A41 towards London/M25 and the A418 towards Milton Keynes/North bound M1. The town centre and all its amenities are just over a mile walk away.

## ACCOMMODATION

The property is entered via an entrance hall which provides ample space for coats, shoes and additional storage, with potential to be utilised as a practical mud room. A door leads to a useful storage cupboard, with a further door opening into the living room.

The living room is a comfortable space, featuring stairs rising to the first floor and a useful under-stairs storage cupboard. To the rear of the property is the kitchen/diner, fitted with a range of units and incorporating an inset hob with splashback, integrated oven, grill and microwave. There is space for a fridge/freezer and washing machine, together with ample room for a dining table and chairs.

Leading from the kitchen/diner is the sunroom, a versatile additional reception space with French doors opening directly onto the rear garden, allowing

plenty of natural light.

On the first floor, the landing provides access to the loft and serves three bedrooms. The family bathroom is fully tiled and fitted with a walk-in shower, WC, hand basin set within a vanity unit, and a heated towel rail.

Externally, the enclosed rear garden has been designed for ease of maintenance and features a block-paved patio seating area, artificial lawn and a garden shed, providing an attractive outdoor space. The property further benefits from a garage located in a nearby block, together with an off-road parking space.

This is an excellent opportunity to acquire a family home in a popular location, close to local amenities, schools and transport links.

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### ADDITIONAL INFORMATION

**Local Authority** – Buckinghamshire

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 964.00 sq ft

**Tenure** – Freehold



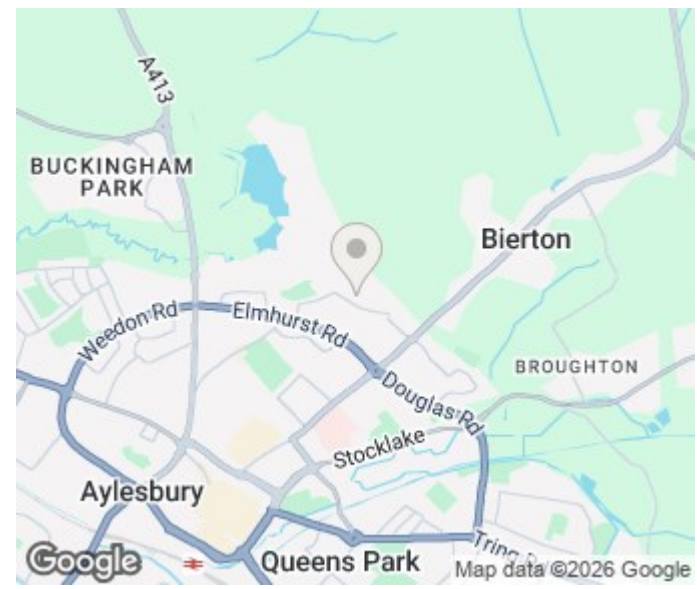


Approximate total area<sup>(1)</sup>  
 1004 ft<sup>2</sup>  
 93 m<sup>2</sup>

(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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	<b>76</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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