





RAVENSBOURNE ROAD, HAWKSLADE, AYLESBURY

OFFERS IN EXCESS OF £335,000

FREEHOLD

A well presented three bedroom end of terrace house located in a popular southside residential area. The property features a spacious living room, modern kitchen/diner, three bedrooms and a family bathroom. Benefits include a private garden, off-road parking, and a garage in a nearby block — ideal for families or first-time buyers.

GEORGE DAVID

RAVENSBOURNE ROAD

• WELL PRESENTED THREE BEDROOM HOUSE • LOCATED IN A POPULAR SOUTHSIDE RESIDENTIAL AREA • CLOSE TO LOCAL SCHOOLS, AMENITIES AND TRANSPORT LINKS • GARAGE LOCATED IN A NEARBY BLOCK • KITCHEN/DINER • BRIGHT LIVING ROOM • PRIVATE REAR GARDEN • IDEAL FOR FAMILIES, FIRST-TIME BUYERS OR INVESTORS • BUILT IN WARDROBES IN ALL THE BEDROOMS





LOCATION

Situated on the southern outskirts of the town with good access towards London, High Wycombe and the M40. This well-regarded area is situated within walking distance of Stoke Mandeville Hospital and borders open countryside. There are two schools within short walking distance as-well as a community centre and convenience store on the estate.

ACCOMMODATION

This attractive home offers spacious and comfortable living accommodation throughout, beginning with a welcoming entrance hall that leads into a bright and airy living room, featuring a stylish electric fireplace.

To the rear of the property is a kitchen/diner, fitted with an inset gas hob, oven and cooker hood, along with space for appliances. A useful storage cupboard provides additional practicality, and there's plenty of room for a family dining table.

Upstairs, the property comprises three bedrooms, served by a family bathroom.

Outside, the property enjoys a private rear garden with a mix of patio and lawn, complemented by small trees, a garden shed and enclosed fencing.

Additional benefits include off-road parking and a garage located in a nearby block, offering further convenience and storage.

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.

RAVENSBOURNE ROAD

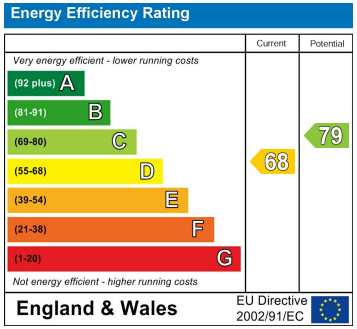












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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