



BUCKINGHAM ROAD, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £315,000

FREEHOLD

A charming two bedroom semi-detached house set in a central location, within easy walking distance of the town centre and train station. The property features a living room, separate dining room, kitchen and a useful utility area. Upstairs offers two double bedrooms and a bathroom. Outside, there is a good-sized rear garden, ideal for outdoor entertaining or family use. This home combines convenience with comfortable living — perfect for professionals, small families or commuters.



BUCKINGHAM ROAD

• TWO BEDROOM SEMI-DETACHED HOUSE • CENTRAL LOCATION • WALKING DISTANCE OF TOWN CENTRE & STATION • GOOD-SIZED REAR GARDEN • LIVING ROOM AND SEPARATE DINING ROOM • FAMILY BATHROOM • IDEAL FOR FIRST-TIME BUYERS, SMALL FAMILIES OR COMMUTERS • TWO DOUBLE BEDROOMS



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

Upon entering the property, you are greeted by an entrance hall leading into the living room featuring a bay window that fills the space with natural light and a feature fireplace that creates a warm and inviting focal point.

The bright dining room offers ample space for family meals and entertaining, complete with stairs leading to the first floor, under-stairs storage cupboards and French doors opening onto the garden.

The kitchen has plenty of workspace and storage, offering space for a fridge, cooker and dishwasher, while a separate utility cupboard provides additional convenience with space for a washing machine.

Upstairs, the first-floor landing provides loft access and built-in cupboards for extra storage. There are two double bedrooms, both offering comfortable accommodation, and a family bathroom fitted with a bathtub with shower, WC and wash basin.

Outside, the property boasts a good-sized rear garden featuring a patio area, lawn, and a decking area ideal for outdoor dining and relaxation. The garden also includes a shed and is bordered by fencing and mature hedges, providing a good degree of privacy.

This charming home combines character features with modern practicality, offering an excellent opportunity for first-time buyers, small families or anyone looking to live close to the heart of town.

INFORMATION FOR BUYERS

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

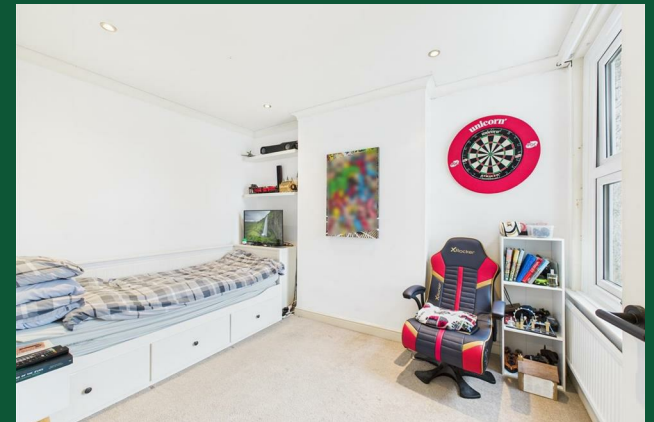
1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are

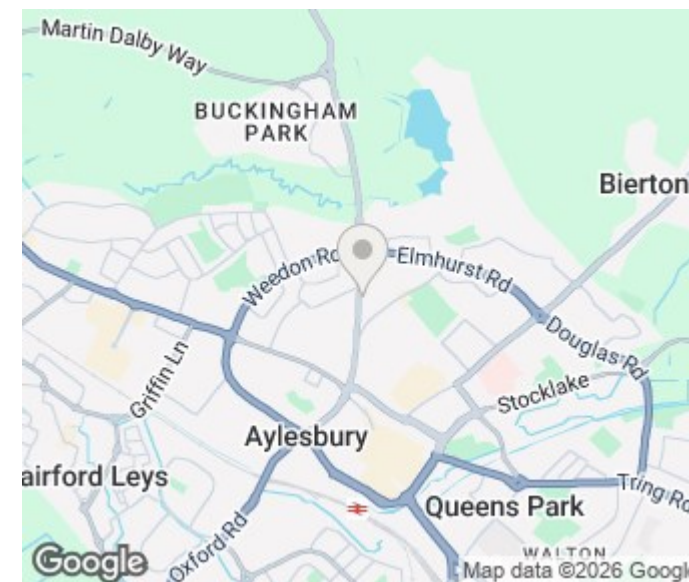
from a property sale, or up-to-date bank balances if held in savings.

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.

BUCKINGHAM ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(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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