





CARNATION WAY, LAVENDER GRANGE, AYLESBURY

PRICE £295,000

FREEHOLD

Situated on the popular south side of Aylesbury, this two bedroom end of terrace house is ideally located close to Stoke Mandeville Hospital, a range of local amenities and excellent road links. The property comprises a living room, kitchen, two bedrooms and a family bathroom. Outside, there is a private garden, along with allocated parking. An ideal home for first-time buyers, couples or investors, offering convenient access to local facilities, transport links and Stoke Mandeville Hospital.

GEORGE DAVID

CARNATION WAY

• SOUTHSIDE OF AYLESBURY • TWO BEDROOM END OF TERRACE HOUSE • ONE ALLOCATED PARKING SPACE • NO UPPER CHAIN • CLOSE TO HOSPITAL • GOOD ROAD LINKS • ENCLOSED REAR GARDEN • TWO DOUBLE BEDROOMS





LOCATION

Situated to the south of Aylesbury's town centre and within short walking distance of Stoke Mandeville Hospital. The estate is just over a mile walk to the town centre and train station and benefits from several amenities close by including a sport centre/gym, convenience store, take away and sports/social club with squash courts. The estate is situated within the Aylesbury Grammar School Catchment area for secondary education. At primary level the estate falls into the catchment area for William Harding Combined school.

ACCOMMODATION

Upon entering, the entrance hall provides access to the main living accommodation, with stairs rising to the first floor.

The kitchen is positioned to the front of the property and is fitted with an inset gas hob, oven and extractor hood over. There is also space and plumbing for a fridge and washing machine.

To the rear is the living room, offering a comfortable reception space with a useful storage cupboard. Double doors provide direct access onto the rear garden, creating a pleasant connection between the indoor and outdoor living spaces.

To the first floor, the landing provides access to the loft space and two double bedrooms. The main bedroom benefits from built-in wardrobes, providing valuable storage, while the second bedroom is also a well sized double room.

The bathroom comprises a wash basin with storage cupboard beneath, WC and bathtub with shower.

Outside, the property benefits from an enclosed rear garden, featuring a paved patio area, lawn and a garden shed, providing a practical outdoor space.

The property also 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

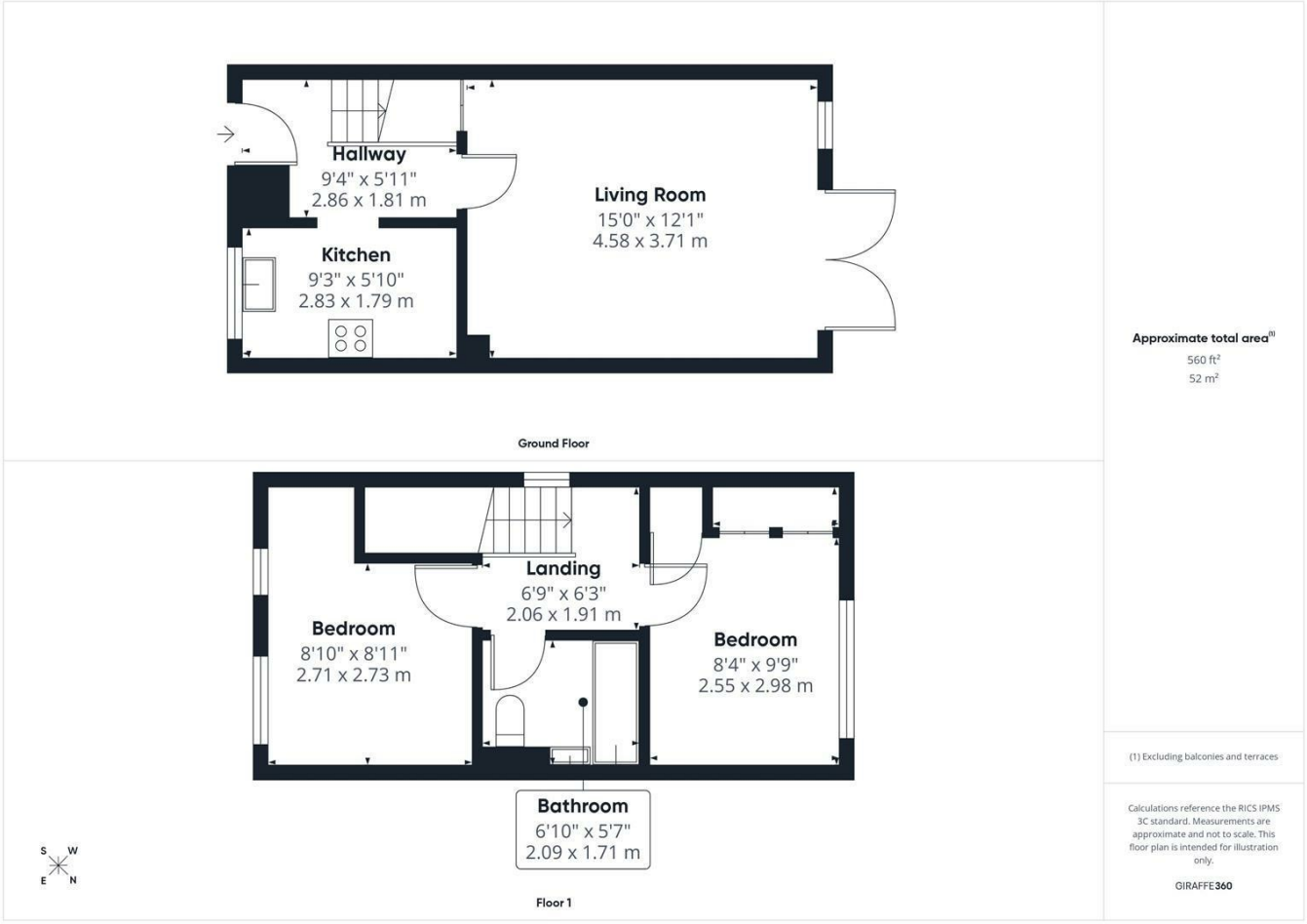
agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

CARNATION WAY

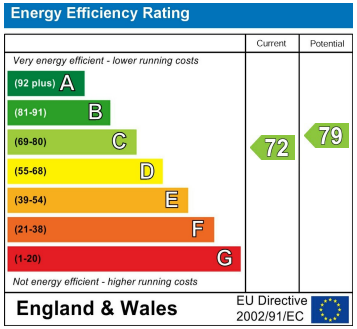












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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