





GWENDOLINE BUCK DRIVE, AYLESBURY, BUCKINGHAMSHIRE

PRICE £425,000

FREEHOLD

Situated on the popular south side of Aylesbury, this spacious four bedroom home is ideally located within walking distance of Stoke Mandeville Hospital and close to a range of local schools, parks and everyday amenities. The property offers versatile living accommodation, including multiple reception rooms, a well-appointed kitchen and a convenient downstairs WC. Upstairs, there are four bedrooms, en-suite and a family bathroom. Outside, the property benefits from a garden, car port and garage, making it an excellent choice for families and professionals alike.

GEORGE DAVID

GWENDOLINE BUCK DRIVE

• SOUTH SIDE OF AYLESBURY • FOUR BEDROOM FAMILY HOME • WALKING DISTANCE OF STOKE MANDEVILLE HOSPITAL • CAR PORT AND GARAGE • CLOSE TO LOCAL SCHOOLS, PARKS AND AMENITIES • MULTIPLE RECEPTION ROOMS • EN SUITE TO MAIN BEDROOM • ENCLOSED GARDEN • DOWNSTAIRS WC





LOCATION

The Green is a modern housing development situated in a convenient position just south of Aylesbury's town centre and within close walking distance to Stoke Mandeville Hospital. The estate is just over a mile walk to the town centre and has several amenities close by including a Gym/Sports Centre, Asda Supermarket, Convenience Store and Take Away. There is a choice of train stations at Aylesbury Central and Stoke Mandeville offering mainline services into London Marylebone, both of which are under two miles away. The local Primary School, William Harding Combined, is within short walking distance and the estate falls into the Aylesbury Grammar School catchment area.

ACCOMMODATION

The property is entered via an entrance hall, which provides access to the dining room, downstairs WC and a useful storage cupboard.

The dining room offers a dedicated space for family meals, with stairs rising to the first floor and an understairs cupboard.

The kitchen is fitted with an inset gas hob, oven, splashback and extractor hood above. There is additional space for a fridge, washing machine and dishwasher, along with a door providing direct access to the garden.

The living room provides a comfortable space to relax, with double doors opening into a versatile family room. This additional reception space could be used as a playroom, home office or further sitting area, with doors leading out to the garden.

The first floor landing provides access to all four bedrooms and the family bathroom, together with loft access and airing cupboard.

The main bedroom benefits from built-in wardrobes and a private en-suite shower room, offering a practical and comfortable main bedroom suite.

There are three further bedrooms, providing flexible accommodation for children, guests or those working from home.

The rear garden is enclosed and features a patio area and lawn, offering space for outdoor dining, entertaining and relaxation. An additional patio area to the rear provides further outdoor space to enjoy.

Gated access leads to the carport and garage, providing valuable off-road parking and additional storage. There is also an additional parking space available on the gravelled front area.

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.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band D

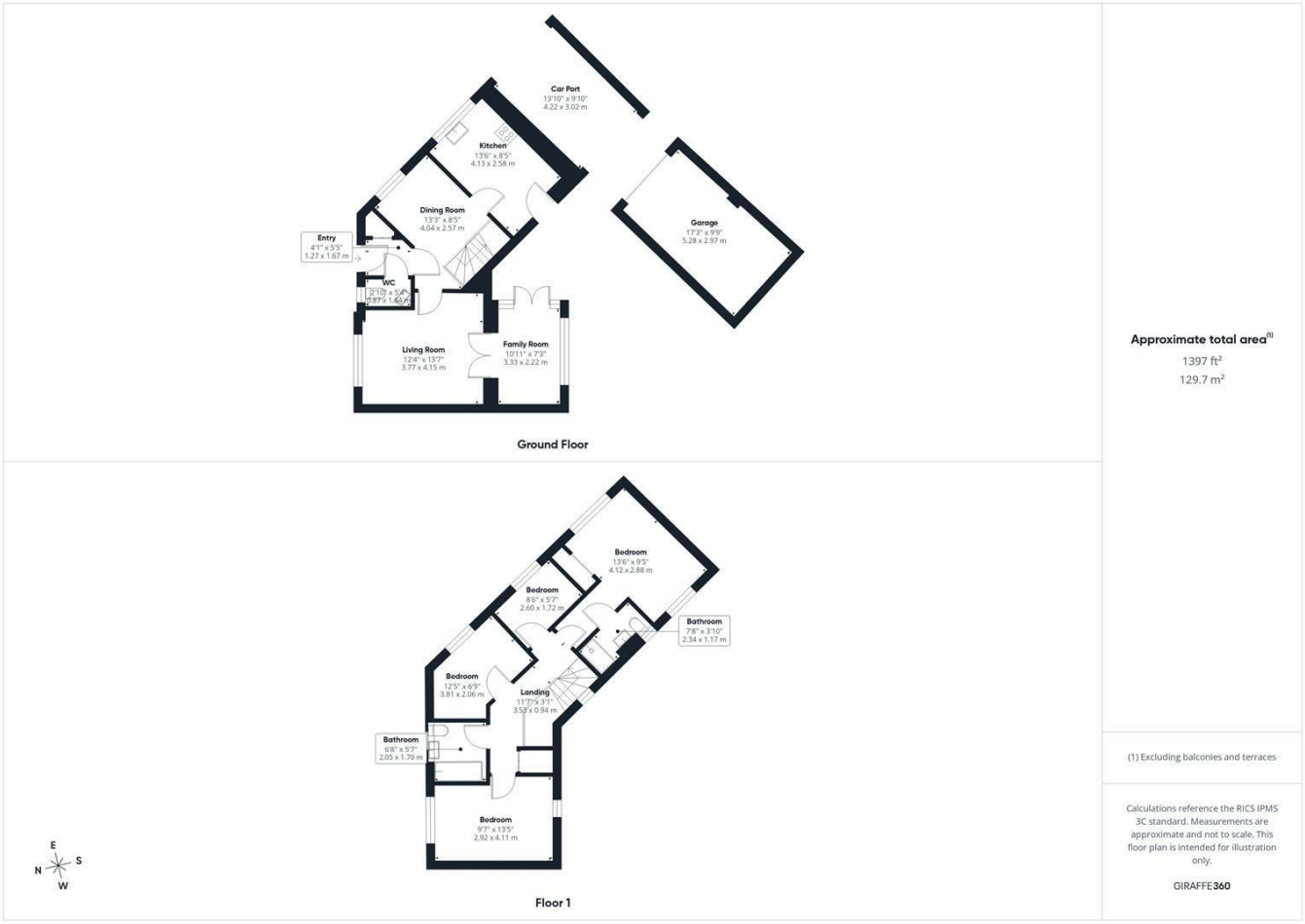
Viewings – By Appointment Only

Floor Area – 1397.00 sq ft

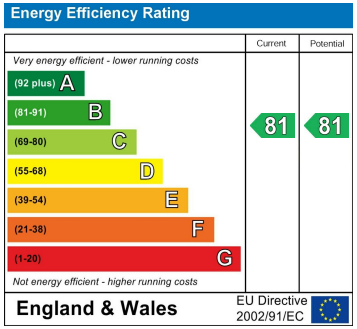
Tenure – Freehold











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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