



WHITLEY COURT, DEERHURST, AYLESBURY

PRICE £225,000

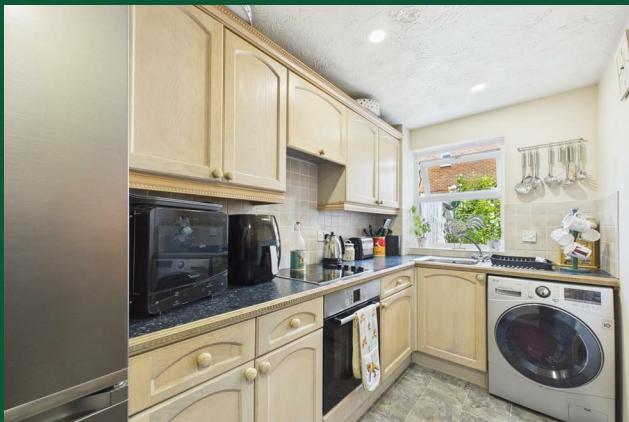
FREEHOLD

This one bedroom end-of-terrace house is situated on the south side of Aylesbury, conveniently located close to Stoke Mandeville Hospital and offering excellent road links. The property comprises a kitchen, living room, a double bedroom, and a bathroom. Outside, the home benefits from an allocated parking space and a front garden, making it an ideal choice for first-time buyers, investors, or those looking to downsize.



WHITLEY COURT

• SOUTH SIDE OF AYLESBURY • ONE
BEDROOM HOUSE • CLOSE TO STOKE
MANDEVILLE HOSPITAL • ALLOCATED
PARKING • FRONT GARDEN • EXCELLENT
ROAD LINKS • DOUBLE
BEDROOM • ADDITIONAL VISITOR PARKING



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

The accommodation begins with an entrance hall featuring stairs to the first floor and a useful storage cupboard. The living area features a gas fireplace, creating an attractive focal point. Leading through to the kitchen, there is a range of fitted units incorporating an inset electric hob and oven, with space for a fridge freezer and washing machine. A further storage cupboard provides additional practicality.

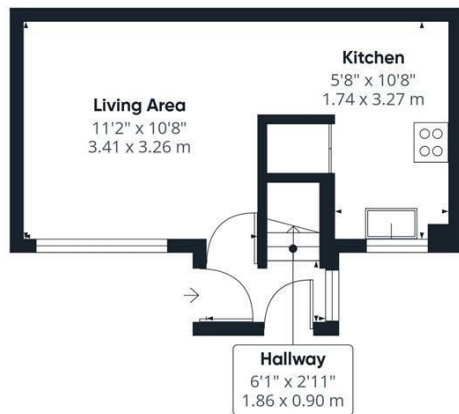
On the first floor, the landing benefits from loft access and an airing cupboard. The double bedroom offers comfortable accommodation, while the bathroom is fitted with a three-piece suite comprising a panel-enclosed bath, hand basin and WC.

Externally, the property enjoys a front garden and an allocated parking space directly in front of the house, along with additional visitor parking.

This property would make an ideal first-time purchase, investment opportunity or home for those looking to downsize, combining comfortable accommodation with a convenient location close to local amenities, Stoke Mandeville Hospital and excellent transport connections.

WHITLEY COURT





Ground Floor



Floor 1

Approximate total area⁽¹⁾
416 ft²
38.8 m²

(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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	80
(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

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk

