





MEADOWCROFT, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £340,000

FREEHOLD

A well presented and thoughtfully extended two bedroom semi-detached home, ideally situated on the north side of Aylesbury. The property is within walking distance of St Michael's Catholic School and is conveniently located close to open fields, making it perfect for dog walking and enjoying the outdoors. The accommodation comprises a living room, spacious kitchen/diner, downstairs bathroom and useful utility room. Upstairs are two double bedrooms, with one benefitting from an en-suite shower room. Outside, the property offers a garden, garage and driveway.

GEORGE DAVID

MEADOWCROFT

• TWO BEDROOM EXTENDED HOUSE • NORTHSIDE OF AYLESBURY • WALKING DISTANCE TO ST MICHAEL'S CATHOLIC SCHOOL • DOWNSTAIRS FAMILY BATHROOM • SPACIOUS KITCHEN/DINER • SEPARATE UTILITY ROOM • ENCLOSED REAR GARDEN • CLOSE TO OPEN FIELDS • GARAGE AND DRIVEWAY • EN SUITE





LOCATION

Meadowcroft is situated on the popular north side of Aylesbury, offering convenient access to a range of local amenities, schools and open countryside. The property is within walking distance of St Michael's Catholic School and is ideally placed for those who enjoy outdoor pursuits, with nearby open fields providing excellent opportunities for walking and dog walking. Aylesbury town centre is easily accessible, offering a wide selection of shops, restaurants, cafés, leisure facilities and everyday amenities. The area also benefits from good road and public transport links, providing convenient access to surrounding towns and villages. The location combines the convenience of town living with the benefit of open green spaces close by, making it an attractive setting for families, couples and those seeking easy access to both amenities and the countryside.

ACCOMMODATION

The property is entered via an entrance hall, which provides access to the ground floor rooms and stairs rising to the first floor.

The living room is a comfortable and inviting space, featuring an attractive fireplace which provides a focal point to the room.

The downstairs bathroom is well equipped and includes an enclosed shower cubicle, WC, wash basin and bathtub with shower attachment. A heated towel rail completes the room.

To the rear of the property is a spacious kitchen/diner, offering a practical and sociable space for both everyday family life and entertaining. The kitchen is fitted with an inset electric hob, oven and grill, together with an integrated fridge freezer. A useful breakfast bar provides additional seating and preparation space, while a storage cupboard offers valuable additional storage. There is ample room for a dining table and chairs, with doors opening directly onto the rear garden.

A separate utility room provides further practicality, with space and plumbing for both a washing machine and tumble dryer.

To the first floor, the landing provides access to the loft and both double bedrooms. Bedroom one is a generous double bedroom benefiting from fitted wardrobes, providing excellent storage. Bedroom two is also a good sized double bedroom and benefits from its own en-suite, providing added convenience.

Outside, the property benefits from an enclosed garden which is laid to a combination of patio and lawn. A decked area with pergola provides an attractive space for outdoor seating. The garden also includes a shed and a courtesy door to the garage.

The garage benefits from both light and power and provides useful storage or parking facilities. To the front of the property is a private driveway, providing off-road parking.

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.

MEADOWCROFT















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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

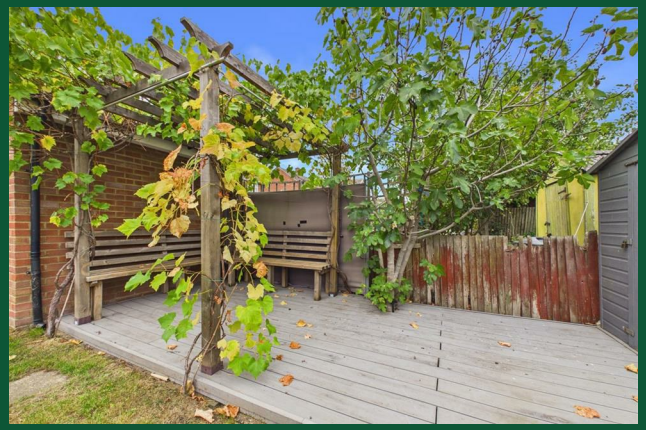
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 860.00 sq ft

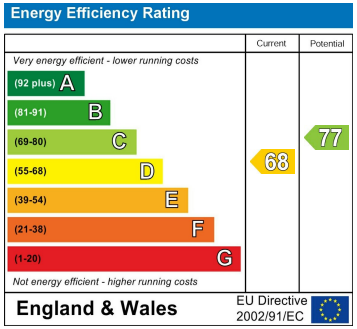
Tenure – Freehold











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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