



CROMWELL AVENUE, AYLESBURY, BUCKINGHAMSHIRE

PRICE £300,000

FREEHOLD

A three bedroom end-of-terrace house ideally situated in a central location, offering convenient access to local schools, amenities and the town centre. Offered for sale with no upper chain, the property provides an excellent opportunity for buyers looking to modernise and create a home to their own taste. The accommodation comprises multiple reception rooms, a kitchen and downstairs WC, with three bedrooms and a family bathroom to the first floor. Outside, the property benefits from a garden and garage.



CROMWELL AVENUE

• NO UPPER CHAIN • CENTRAL AND CONVENIENT LOCATION • THREE BEDROOM HOUSE • MULTIPLE RECEPTION ROOMS • IN NEED OF MODERNISATION • CLOSE TO SCHOOLS • EASY ACCESS TO TOWN • GOOD SIZED GARDEN • DOWNSTAIRS WC • GREAT POTENTIAL TO MODERNISE AND PERSONALISE



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.

ACCOMMODATION

The property is entered via a front door which opens into a hallway. The hallway provides access to the downstairs WC, as well as stairs rising to the first floor.

The living room is a comfortable reception space featuring an electric fireplace, providing a focal point to the room.

A versatile dining room offers further reception space and leads through into the conservatory, which provides an additional area overlooking the rear garden and could be used for a variety of purposes.

The kitchen is fitted with a range of units and provides space for a cooker, fridge and washing machine.

There is also a useful storage cupboard. A door from the kitchen leads through to a further useful storage area, which in turn provides access to the rear garden.

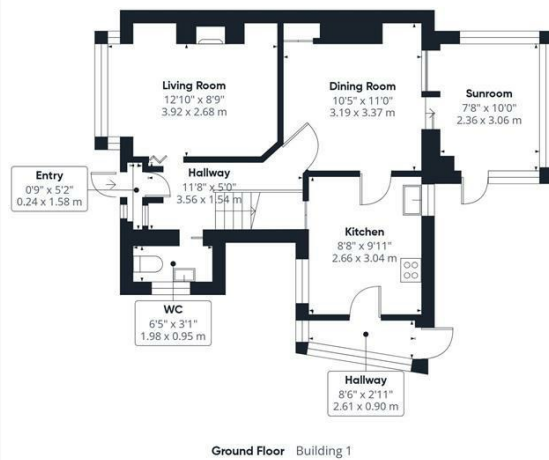
To the first floor, there are three bedrooms, together with the family bathroom. The landing also benefits from access to the loft, providing useful additional storage potential.

Outside, the property enjoys a good-sized rear garden, comprising a patio area and lawn, providing a pleasant outdoor space with plenty of scope for landscaping and improvement.

To the rear of the garden is a brick-built garage.

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Approximate total area⁽ⁿ⁾

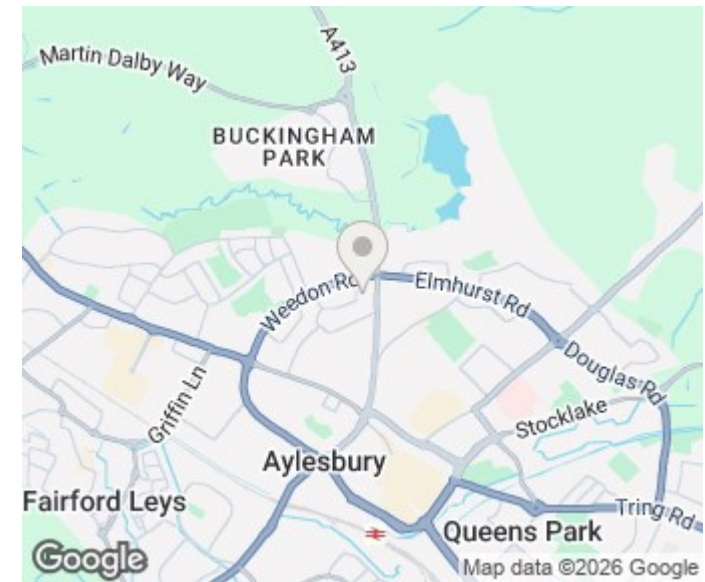
1040 ft²

96.8 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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		67	79
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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