



GWENDOLINE BUCK DRIVE, THE GREEN, AYLESBURY

PRICE £385,000
FREEHOLD

Ideally located on the southside of Aylesbury, this three bedroom house is just a short walk from Stoke Mandeville Hospital and offers excellent road links, as well as easy access to local schools and a range of nearby amenities. The ground floor features a living room, downstairs WC, kitchen/diner, three bedrooms, en-suite and a family bathroom. Outside, the property benefits from a private garden and allocated parking, making this an attractive home for families, professionals and those seeking convenient access to the hospital and surrounding area.



GWENDOLINE BUCK DRIVE

- SOUTHSIDE OF AYLESBURY • THREE BEDROOM HOUSE • MINUTES' WALK FROM STOKE MANDEVILLE HOSPITAL • GOOD ROAD LINKS • SPACIOUS LIVING ROOM • EN-SUITE TO MAIN BEDROOM • TWO ALLOCATED PARKING SPACES • CLOSE TO LOCAL SCHOOLS AND AMENITIES



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 with stairs rising to the first floor and access to the downstairs WC. Double doors open into the spacious living room, which provides ample space for a range of furniture and offers a comfortable and versatile area. To the rear is a well-equipped kitchen/diner, fitted with a range of wall and base units and incorporating an inset gas hob, oven and cooker hood. There is an integrated washing machine and dishwasher, together with space for a fridge/freezer. A useful storage cupboard provides additional storage, while there is ample room for a dining table and chairs. Double doors open directly from the

kitchen/diner onto the rear garden.

To the first floor, the landing provides access to all three bedrooms and the family bathroom, as well as loft access and a useful airing cupboard. The main bedroom benefits from built-in wardrobes and a modern en-suite shower room.

Outside, the enclosed rear garden offers a combination of paved patio areas and lawn, with attractive planted borders providing a pleasant and private outdoor space. The garden also benefits from a useful shed and gated rear access.

The property has two allocated parking spaces.

The property further benefits from solar hot water panels, helping to reduce energy consumption and household running costs.

NOTE

Annual service charge of £200 paid half in January and then in August.

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ADDITIONAL INFORMATION

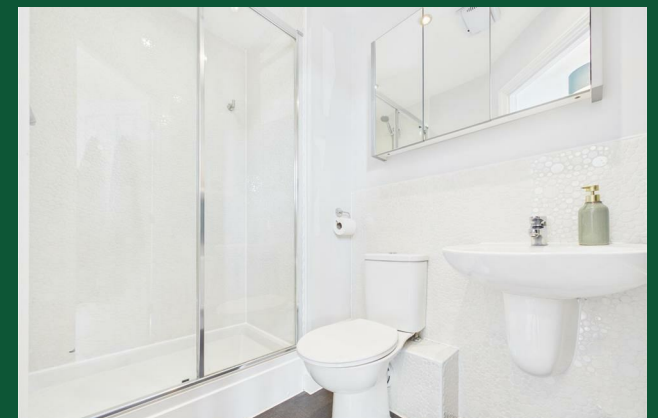
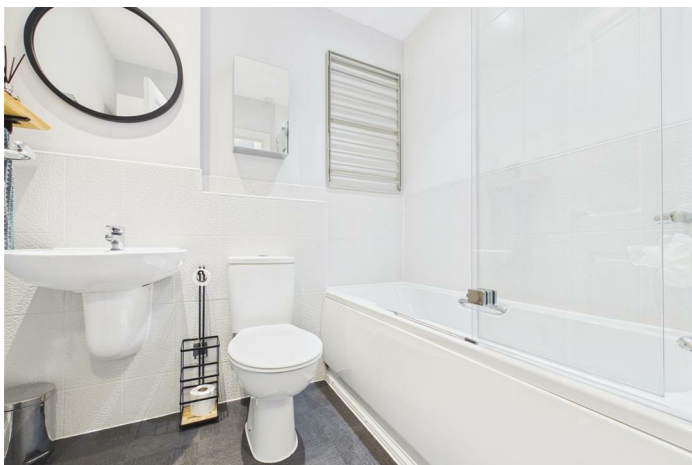
Local Authority – Buckinghamshire

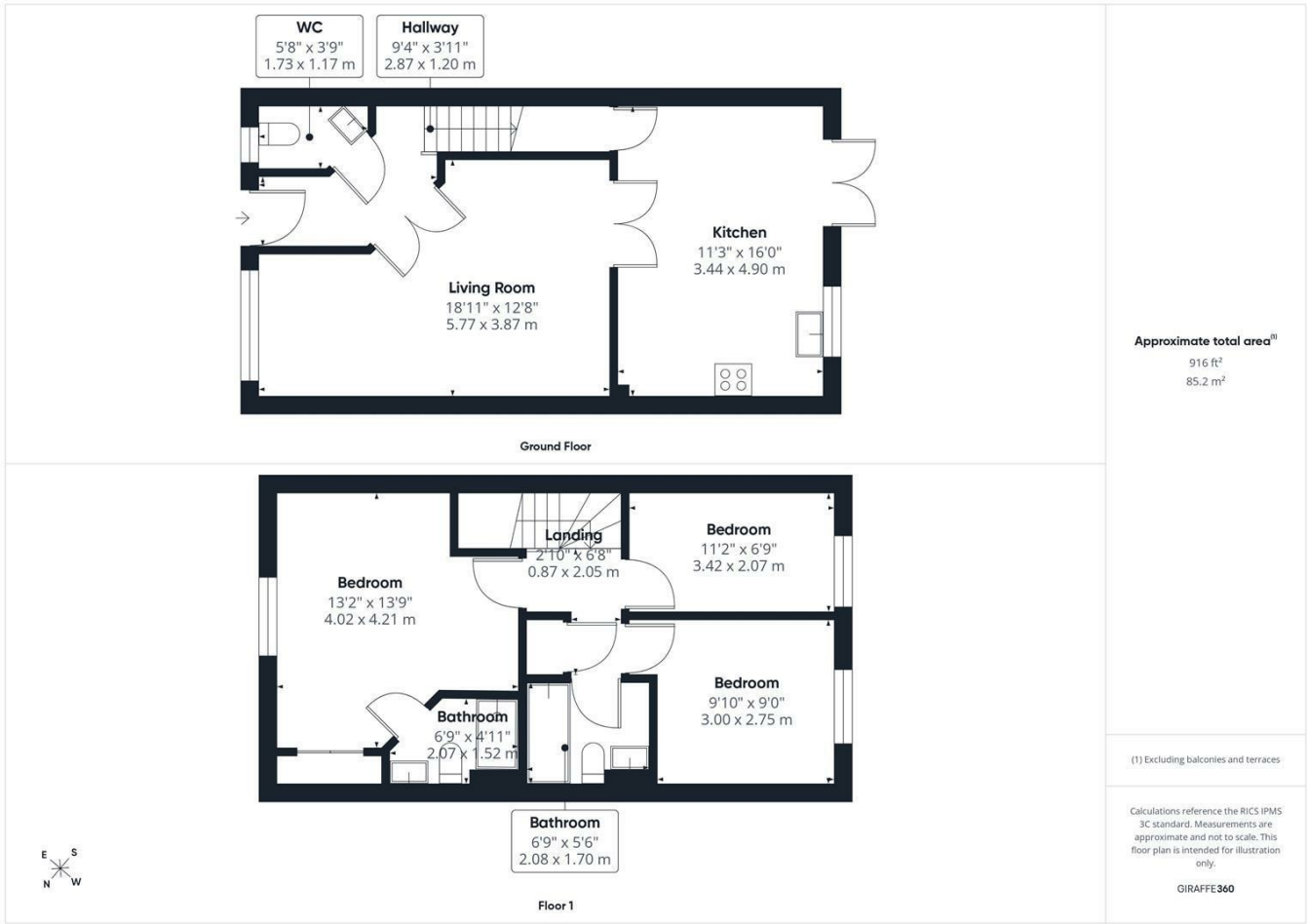
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 916.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	78	
(55-68) D		
(39-54) E		
(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

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