



## STADIUM APPROACH, THE GREEN, AYLESBURY

OFFERS IN EXCESS OF £425,000  
FREEHOLD

A well presented four bedroom terraced home located on the south side of Aylesbury, within easy reach of Stoke Mandeville Hospital, sports centre and a range of local amenities. Arranged over three floors, the property offers flexible and spacious accommodation, including a kitchen/diner, utility, WC and a versatile ground floor bedroom. The first floor comprises a living room, an additional bedroom and a family bathroom, while the top floor features two further bedrooms, including a master bedroom with en suite. Outside, the property benefits from a garden, garage and off-road parking.



# STADIUM APPROACH

- FOUR BEDROOM TERRACED HOUSE • SOUTH SIDE OF AYLESBURY • SET OVER THREE FLOORS • VERSATILE GROUND FLOOR BEDROOM • ENCLOSED REAR GARDEN • FIRST FLOOR LIVING ROOM • CLOSE TO STOKE MANDEVILLE HOSPITAL • GARAGE AND OFF ROAD PARKING • UTILITY AND CLOAKROOM • EN SUITE TO MASTER BEDROOM



## 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 a cloakroom, a useful storage cupboard and stairs rising to the upper floors. To the ground floor, there is a versatile bedroom which could also serve as a home office, playroom, or guest accommodation. Also on this level is a practical utility room with space and plumbing for a washing machine. To the rear, the kitchen/diner is fitted with an inset gas hob, oven and cooker hood, with additional space for a fridge freezer and dishwasher. There is ample room for a dining table and chairs, and doors open directly onto the rear garden, creating an ideal space for both everyday living and entertaining.

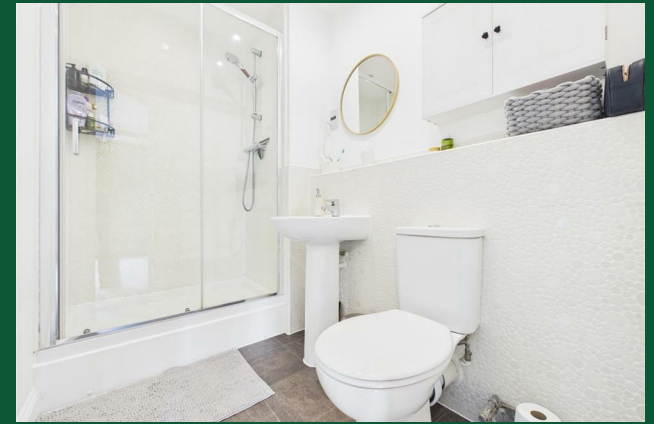
The first floor comprises a bright and spacious living room, a further bedroom and a family bathroom suite.

On the second floor, there is access to the loft and two further bedrooms, including the master bedroom which benefits from an en suite shower room. Both bedrooms on this floor feature built-in wardrobes, providing excellent storage.

Externally, the enclosed rear garden has been thoughtfully arranged with a patio area, lawn, built-in planters, and a further patio seating area to the rear. Gated access leads to the garage and parking area, which is located at the back of the property and features an up-and-over door, along with off-road parking.

The property benefits from solar panels that provide hot water, improving energy efficiency and reducing utility costs.

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### ADDITIONAL INFORMATION

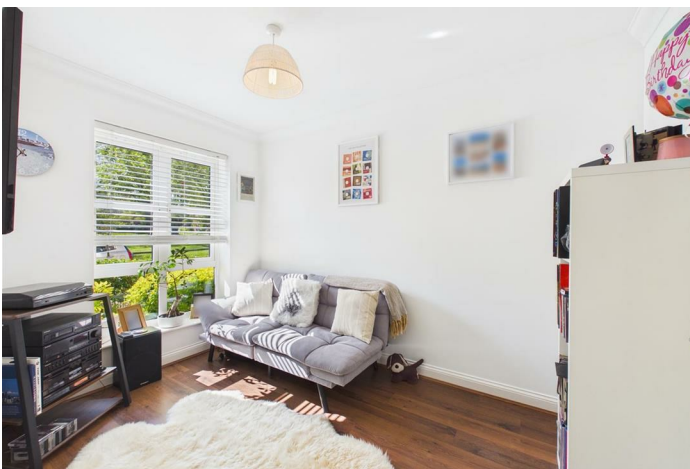
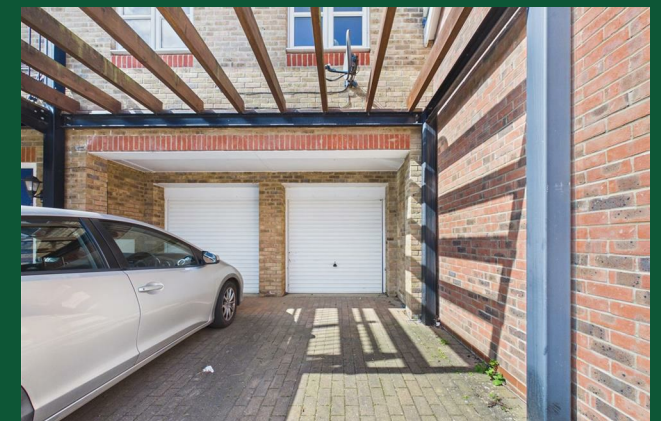
**Local Authority** – Buckinghamshire

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1357.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	88
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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