



DALSTON CLOSE, ELMHURST, AYLESBURY

PRICE £310,000

FREEHOLD

A well positioned three bedroom terraced house in Elmhurst, conveniently located close to local amenities, schools and offering easy access to the town centre. The property provides comfortable accommodation throughout, making it an ideal home for families or first-time buyers. The accommodation comprises a living room, kitchen and convenient downstairs WC. Upstairs, there are three bedrooms and a family bathroom. Outside, the property benefits from front and rear gardens, providing pleasant outdoor space, along with a garage offering useful storage or parking.



DALSTON CLOSE

• THREE BEDROOM TERRACED HOUSE • CLOSE TO LOCAL AMENITIES AND SCHOOLS • DUAL ASPECT LIVING ROOM • EASY ACCESS TO TOWN CENTRE • DOWNSTAIRS WC • FRONT AND REAR GARDENS • GARAGE



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 approached through a gate leading to the front garden, which features a patio area and established flower beds, creating a welcoming approach to the home. The front garden also benefits from a garden shed, providing useful outdoor storage, and a door giving access to the garage.

The entrance hall provides access to the main living accommodation and features stairs rising to the first floor. There is also access to the downstairs WC.

The spacious dual-aspect living room enjoys plenty of natural light and provides a versatile space for both living and dining furniture.

The kitchen provides a practical range of space for

appliances, including a cooker, fridge freezer, tumble dryer and washing machine. A door leads directly out to the rear garden.

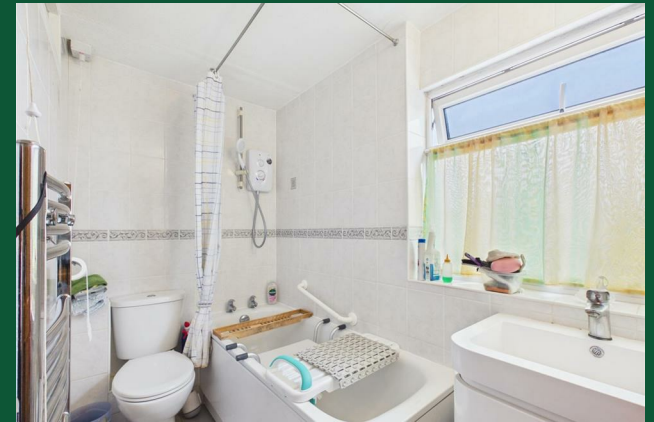
A useful downstairs cloakroom, ideal for guests and day-to-day convenience.

Stairs rise to the first floor landing, which provides access to all three bedrooms, the family bathroom and loft access.

The enclosed rear garden offers a pleasant and private outdoor space, featuring a patio area, lawn and established trees. The garden provides an attractive setting for outdoor seating, entertaining and enjoying the warmer months, while the established trees add greenery and a sense of maturity.

The property benefits from a garage, accessed from the front garden, providing useful storage and potential parking facilities, subject to size and access.

DALSTON CLOSE





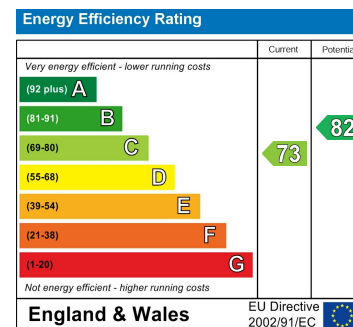
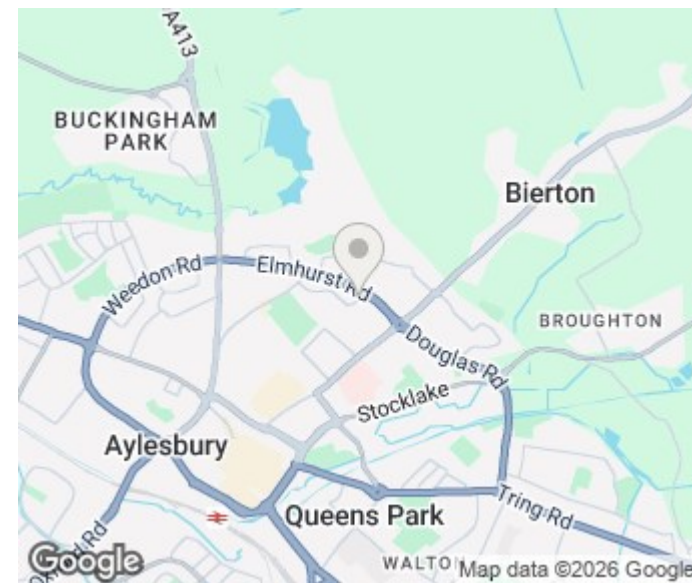
Approximate total area ⁽ⁿ⁾	1027 ft ²	95.4 m ²
Reduced headroom	24 ft ²	2.2 m ²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1,5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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