



## STOCKLAKE, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £350,000

**FREEHOLD**

A three bedroom terraced house in a central location, just a short walk from Aqua Vale Swimming & Fitness Centre and the town centre. The property is offered with no upper chain and consists of a living room, separate dining room and a fitted kitchen. Upstairs features three bedrooms and a bathroom. Outside, there are front and rear gardens, providing outdoor space for relaxation or entertaining. Ideal for families or professionals seeking convenience and comfort close to local amenities.





# STOCKLAKE

• NO UPPER CHAIN • CENTRAL  
LOCATION • THREE BEDROOM TERRACED  
HOUSE • FRONT AND REAR  
GARDENS • LIVING ROOM AND SEPARATE  
DINING ROOM • WALKING DISTANCE TO  
TOWN CENTRE • CLOSE TO AMENITIES



## 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. Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41 leading towards London/M25.

## ACCOMMODATION

The property is entered via a porch with a further door opening into the hallway, which provides access to the main living areas and stairs rising to the first floor. The living room features a bay window that fills the space with natural light and a feature fireplace, creating a warm and welcoming atmosphere. This room flows seamlessly through to the dining room, which offers a built-in storage cupboard and ample space for a dining table and additional furniture—perfect for family meals or entertaining guests.

The kitchen is fitted with a range of units and provides space for a cooker, washing machine and tumble dryer, along with a door leading out to the rear garden.

Upstairs, the landing gives access to the loft and leads to three bedrooms and the family bathroom, which is fitted with a shower cubicle, WC, hand wash basin and heated towel rail.

Outside, the property benefits from an enclosed rear garden featuring a patio area, lawn with mature bushes, and a paved front garden with gated access.

This property offers excellent potential for buyers seeking a home close to the town centre and local facilities, and its no upper chain status makes for an attractive and straightforward purchase opportunity.

## STOCKLAKE





Ground Floor



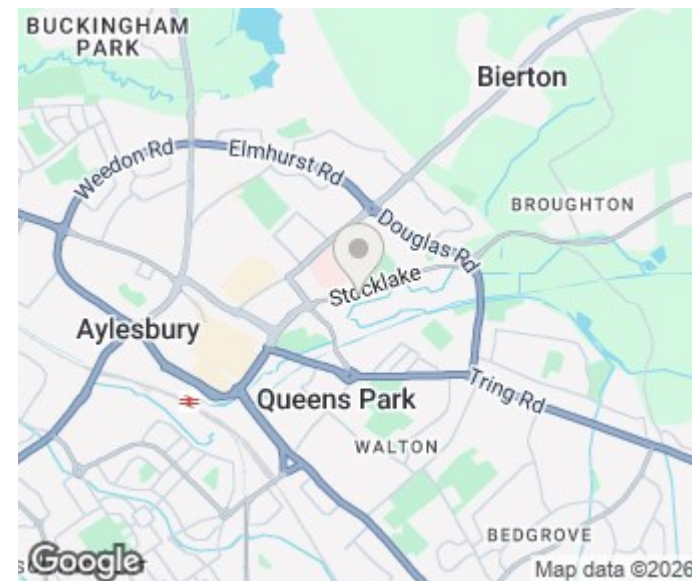
Floor 1

Approximate total area<sup>(1)</sup>  
808 ft<sup>2</sup>  
75 m<sup>2</sup>

(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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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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