



## ABBEY ROAD, AYLESBURY, BUCKINGHAMSHIRE

PRICE £335,000

FREEHOLD

Situated in a popular residential area, this three bedroom terraced home is ideally located within walking distance of St Michael's Catholic School and Sainsbury's Superstore, with excellent access to the town centre. The accommodation comprises a comfortable living room, kitchen/diner, three bedrooms, bathroom, and a versatile loft room. Outside, the property boasts an impressive larger-than-average landscaped rear garden, together with a driveway providing off-road parking.



# ABBEY ROAD

- THREE BEDROOM TERRACED HOUSE • POPULAR RESIDENTIAL LOCATION • IMPRESSIVE LARGER THAN AVERAGE LANDSCAPED GARDEN • GRAVELLED DRIVEWAY • VERSATILE LOFT ROOM • WALKING DISTANCE TO ST MICHAEL'S CATHOLIC SCHOOL • CLOSE TO SAINSBURY'S SUPERSTORE • EASY ACCESS TO THE TOWN CENTRE • LIVING ROOM WITH FIREPLACE • FAMILY SHOWER ROOM



## LOCATION

The property is in a well-established residential location conveniently positioned close to Aylesbury town centre, offering easy access to a wide range of shopping, leisure and dining facilities. The area is particularly popular with families and commuters, benefiting from excellent transport links including Aylesbury train station with direct services into London Marylebone. The property is within walking distance of local amenities, schools including St Michael's Catholic School and the recently developed Sainsbury's superstore. Nearby parks, green spaces and leisure facilities provide plenty of recreational opportunities, while the surrounding road network offers convenient access to the A41, M40 and neighbouring towns and villages.

## ACCOMMODATION

The property is approached via a gravelled driveway providing off-road parking. An entrance hall welcomes you into the home and features stairs rising to the first floor together with an understairs cupboard.

To the front of the property is a comfortable living room, enhanced by a bay window that allows plenty of natural light and complemented by an attractive feature fireplace.

To the rear, the kitchen/diner offers an excellent area for everyday family living. Fitted with an inset gas hob,

oven and cooker hood, there is space for a fridge, tumble dryer and the added benefit of an integrated washing machine. A feature fireplace adds character to the room, while ample space is available for a dining table. A door provides direct access to the rear garden.

On the first floor are three bedrooms and the family shower room. The shower room is fitted with a vanity wash hand basin, WC and a shower cubicle. The third bedroom benefits from stairs leading to a useful loft room, providing flexible additional space and featuring its own WC.

Externally, one of the standout features of the property is the generous landscaped rear garden. Designed for ease of maintenance, the garden is fully gravelled and incorporates a decked seating area, built-in planters, a greenhouse and a garden shed. Gated rear access adds further practicality.

This attractive home offers excellent accommodation for families and first-time buyers alike, combining convenient access to local amenities and schools with versatile living space and an exceptional rear garden.

## NOTE

Please note that the loft has not been converted under building regulations.

# ABBEY ROAD





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### ADDITIONAL INFORMATION

**Local Authority** – Buckinghamshire

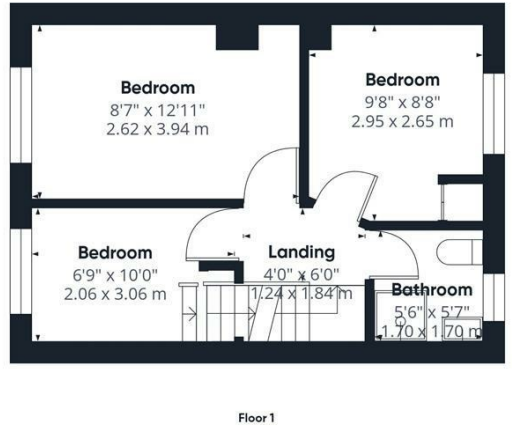
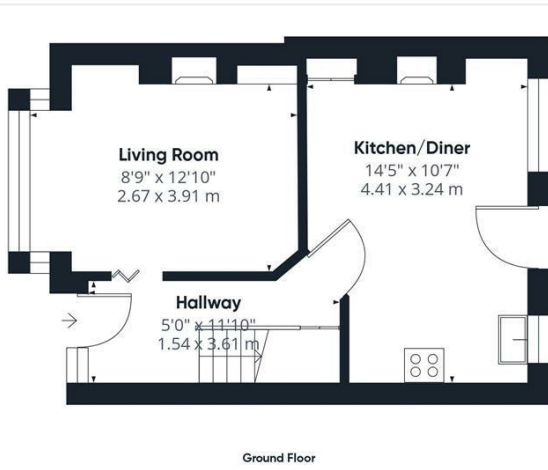
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 776.00 sq ft

**Tenure** – Freehold





Approximate total area<sup>(1)</sup>  
 776 ft<sup>2</sup>  
 72 m<sup>2</sup>

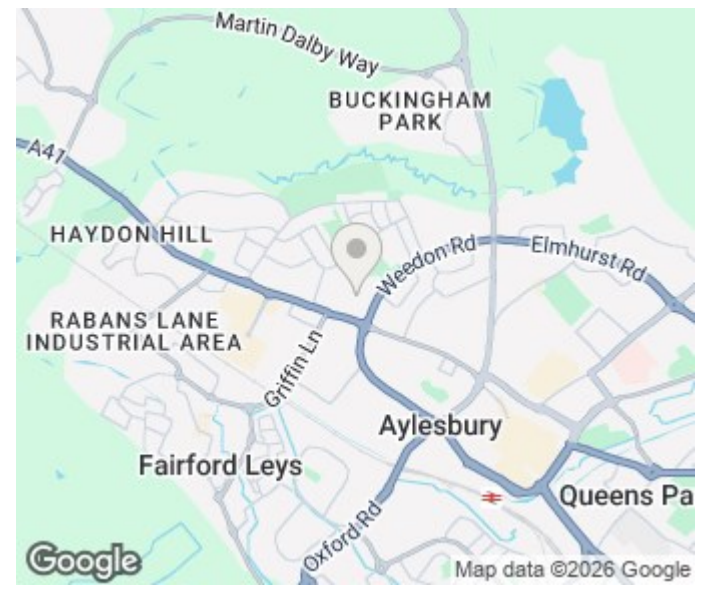
Reduced headroom  
 54 ft<sup>2</sup>  
 5 m<sup>2</sup>

(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.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
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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