





ALBERT STREET, AYLESBURY, BUCKINGHAMSHIRE

PRICE £315,000

FREEHOLD

A very well presented TWO BEDROOM Victorian home situated within WALKING DISTANCE OF THE TOWN CENTRE AND TRAIN STATION. The property has the additional benefit of a first floor office, two reception rooms and a separate utility with under floor heating.

GEORGE DAVID

ALBERT STREET

• CHARACTER HOME • TWO/THREE BEDROOMS AND OFFICE/NURSERY • TWO RECEPTION ROOMS • MODERN KITCHEN WITH UNDERFLOOR HEATING • UTILITY ROOM • SOUTH AYLESBURY LOCATION • POTENTIAL LOFT CONVERSION (STPP) • EASY ACCESS TO AMENITIES, TOWN AND STATION • WALKING DISTANCE TO OUTSTANDING SCHOOLS • MODERN FITTED BATHROOM





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. 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 an entrance hall, which leads through to the dining room, featuring stairs rising to the first floor. To the front of the property is a welcoming living room, enhanced by a feature fireplace that creates a focal point and adds to the home's traditional charm.

To the rear, the galley-style kitchen is fitted with an inset electric hob, oven and grill, extractor fan, and offers space for a dishwasher. The kitchen opens through to a useful utility area with space for a fridge, washing machine and tumble dryer, and a door providing direct access to the rear garden.

The first floor landing benefits from loft access and a built-in storage cupboard. There are two bedrooms, with a third flexible box room that would be ideal as a home office or Nursery. The accommodation is completed by a bathroom.

Externally, the property enjoys a compact rear garden featuring a decked patio area, artificial lawn for low-maintenance enjoyment, and a shed providing additional outdoor storage. There is on street parking available.

This attractive Victorian home offers a blend of character features and functional living spaces, making it well suited to a range of buyers.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your

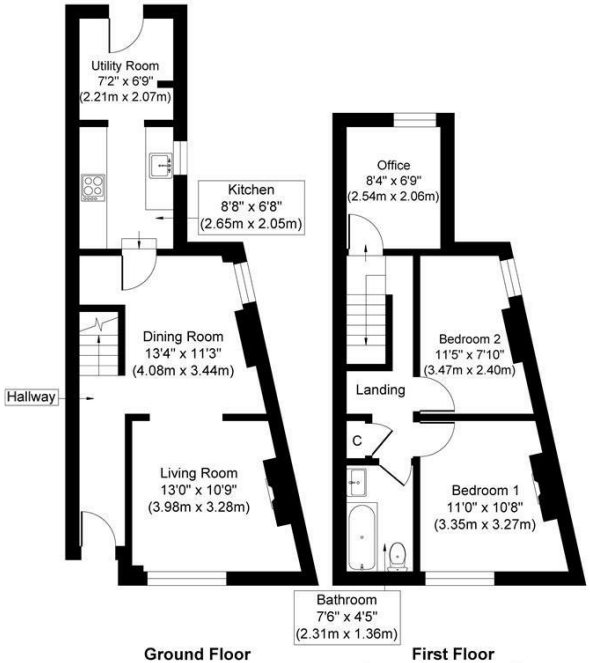
identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

ALBERT STREET







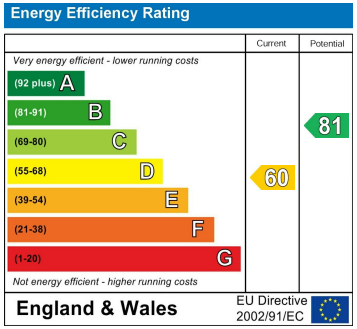


Ground Floor
Approximate Floor Area
410 sq. ft
(38.04 sq. m)

First Floor
Approximate Floor Area
363 sq. ft
(33.76 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk