



ALLONBY WAY, AYLESBURY

£650,000

FREEHOLD

An extended four bedroom detached family home situated on one of the largest overall plot sizes on the sought after Cumberland Park development.

**GEORGE
DAVID**

ALLONBY WAY

- CUMBERLAND PARK ESTATE • EXTENDED FOUR BEDROOM DETACHED FAMILY HOME • ONE OF THE LARGEST OVERALL PLOTS ON THE DEVELOPMENT • DOUBLE GARAGE • DRIVEWAY FOR SEVERAL VEHICLES • TWO RECEPTION ROOMS • FITTED KITCHEN AND LARGE UTILITY ROOM • FURTHER POTENTIAL TO EXTEND (STPP) • WALKING DISTANCE TO THE GRAMMAR AND HIGH SCHOOLS • EASY ACCESS TO JANSEL SQUARE AND PARTON ROAD SHOPPING PARADES



LOCATION

Situated on the sought-after **Cumberland Park** development, Allonby Way forms part of an exclusive residential area comprising only detached homes, offering an attractive setting popular with families and professionals alike.

The location is exceptionally well served by a choice of highly regarded schools, including the prestigious Aylesbury Grammar and High Schools, Turnfurlong Combined School, St Edward's Catholic Junior School and St Joseph's Catholic Infant School, making it an ideal choice for families with children of all ages.

Everyday amenities are within easy reach at both the Jansel Square and Parton Road shopping parades, providing convenience stores, takeaways, pharmacies and other essential services, while Aylesbury town centre offers a comprehensive range of shopping, restaurants, leisure facilities and a mainline railway station.

For commuters, the property enjoys excellent transport links with convenient access to both the A41 and A413, providing direct routes towards London, the M25 and surrounding commercial centres. The area also benefits from nearby parks, green spaces and countryside walks, creating an ideal balance between accessibility and outdoor living.

ACCOMMODATION

Situated on one of the largest overall plots within the highly sought-after Cumberland Park development, this extended four-bedroom detached family home offers spacious and versatile accommodation together with exceptional scope for further enlargement, subject to the necessary planning permissions.

The property is approached via a well-maintained front garden and a generous side-by-side driveway providing off-road parking for several vehicles, leading to the double garage.

The accommodation is arranged around a spacious entrance hall with a cloakroom/WC and comprises a bright living room, separate dining room, a well-proportioned kitchen/breakfast room and a particularly large utility room with internal access to the double garage.

To the first floor, the landing provides access to the loft and serves four well-proportioned bedrooms, including three generous double bedrooms and a spacious single fourth bedroom. The accommodation is completed by the family bathroom.

The property further benefits from double glazing and gas-fired central heating throughout.

A particular feature of the home is the impressive south-east facing rear garden, offering a substantial lawn, paved patio ideal for outdoor entertaining, and a high degree of privacy. Occupying one of the development's largest plots, the property presents excellent potential for further extension or remodelling (subject to the usual planning consents), making it an outstanding long-term family home in this highly regarded location.

ALLONBY WAY





Ground Floor



Floor 1



Approximate total area⁰
1656 ft²
153.8 m²

(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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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