



## WAIVERS WAY, ELM FARM, AYLESBURY

ASKING PRICE £285,000

FREEHOLD

A two bedroom terraced house in the popular Elm Farm area, offered with no upper chain. Ideally located close to local schools and amenities, this home features a kitchen, living room, two double bedrooms and a bathroom. Outside, the property benefits from a private garden and a garage in a nearby block, making it an excellent opportunity for first-time buyers, downsizers or investors.



## WAIVERS WAY

- ELM FARM • NO UPPER CHAIN • CLOSE TO SCHOOLS AND LOCAL AMENITIES • TWO DOUBLE BEDROOMS • TERRACED HOUSE • GARAGE IN BLOCK NEARBY • SPACIOUS LIVING ROOM • ENCLOSED REAR GARDEN



### LOCATION

Elm Farm is a popular development situated on the southside of Aylesbury. Easy access towards London/M40 on the A413 and benefits from being within equal distance of Aylesbury and Stoke Mandeville Train Stations offering mainline services into London Marylebone. An ideal location for families the estate is within walking distance from Aylesbury Grammar and High School and is the catchment area for William Harding Combined. Further benefits to this location includes: Small parade of shops – walking distance to the Guttman Gym and Swimming pool – close by is Stoke Mandeville Hospital.

### ACCOMMODATION

On entering the property, you are welcomed into a practical porch area featuring a useful storage cupboard. A further door leads into the entrance hallway, with stairs rising to the first floor.

The kitchen is positioned at the front of the home and provides ample workspace, along with space for a fridge, washing machine and freestanding cooker. To the rear is the living room, offering plenty of room for furniture and enjoying views of the garden. Double doors open out to the rear garden, creating a bright and airy feel.

Upstairs, the first floor landing gives access to two double bedrooms, both benefiting from built-in

wardrobes. The landing also features an airing cupboard and loft access. Completing the accommodation is the bathroom.

Outside, the property boasts a well proportioned rear garden with a patio area and lawn, along with gated access to the rear. A garage located in a nearby block provides additional secure parking or storage.

This property offers an excellent opportunity for first-time buyers, downsizers or investors looking for a home in a popular residential location with no onward chain.

## WAIVERS WAY





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
564 ft<sup>2</sup>  
52.6 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	80
(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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