THACKERAY END, HAYDON HILL, AYLESBURY

PRICE £350,000

FREEHOLD

Situated in the popular Haydon Hill area, this three bedroom semi-detached house is ideally located close to a range of local amenities. The property offers a superb open-plan living and kitchen space, creating a bright and sociable heart to the home. There are three bedrooms, along with a modern, stylish bathroom. Outside, the property benefits from a garden, garage and driveway providing convenient off-road parking.

GEORGE DAVID

THACKERAY END

• THREE BEDROOM SEMI-DETACHED HOUSE • POPULAR HAYDON HILL LOCATION • SUPERB OPEN-PLAN LIVING/KITCHEN • GARAGE AND DRIVEWAY • ENCLOSED REAR GARDEN • CLOSE TO LOCAL AMENITIES • STYLISH MODERN BATHROOM • MAIN BEDROOM WITH CUSTOM BUILT WARDROBES

LOCATION

Haydon Hill is an estate constructed in the late 70's/early 80's to the north west of Aylesbury's Town Centre. The development consists mainly of 2, 3 and 4 bed houses and backs onto fields at the rear offering good opportunity for Dog-walking. The estate is within walking distance of the Aylesbury Parkway Train Station which offers mainline services into London Marylebone. There is good access by road towards Bicester and the M40 Junction 9. There are many amenities within walking distance including a Tesco Express, Doctors Surgery, Pub/Restaurant and Primary and Secondary Schooling.

ACCOMMODATION

Upon entering the property, the entrance area provides useful space for coats and shoes, leading through to the superb open-plan living and kitchen area. This impressive space provides a fantastic social hub for the home, combining comfortable living accommodation with a stylish and practical modern kitchen.

The living area offers plenty of space for a large sofa and additional furniture, with stairs rising to the first floor. The space beneath the stairs has been thoughtfully utilised with custom-built storage and a shelving unit, providing both excellent storage and an attractive feature.

The contemporary kitchen is fitted with a range of modern wall and base units, complemented by a central island with space for bar stools. Integrated appliances include an oven and grill, fridge freezer, washing machine and dishwasher, while an inset gas hob provides the cooking facilities. From the kitchen, doors open directly onto the rear garden.

To the first floor are three bedrooms, with the main bedroom benefiting from custom-fitted wardrobes, providing excellent built-in storage. There is also loft access from the landing.

The stylish family bathroom is fully tiled and finished to a contemporary standard. It comprises a standalone bathtub with shower attachment, separate enclosed shower cubicle, WC and wash basin with useful storage beneath. A heated towel rail completes the room.

Outside, the enclosed rear garden offers an attractive and low-maintenance combination of a decked patio and lawn, with established trees adding greenery and privacy. There is a door providing access directly into the garage.

The garage benefits from both light and power and provides useful additional storage or potential workspace, subject to any necessary permissions. To the front of the property is a driveway.

INFORMATION FOR BUYERS

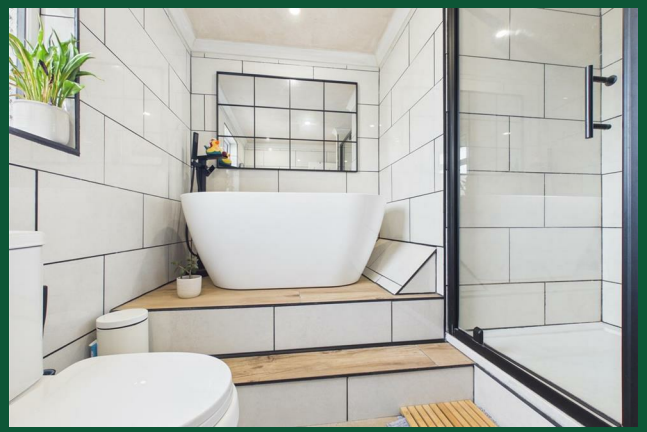
Before we can enter offer negotiations on a property, we require the following:

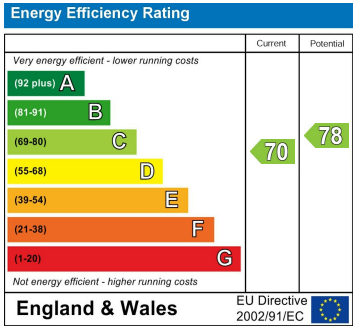
1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

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.

THACKERAY END





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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