





HIGHBRIDGE ROAD, AYLESBURY, BUCKINGHAMSHIRE

PRICE £350,000

FREEHOLD

Three bedroom semi-detached home in a central location, within easy reach of the town centre, mainline station and grammar schools. Offered with no upper chain and potential to extend (stpp), the property features a living room, separate dining room, kitchen, three bedrooms and a family bathroom. Outside, there is a private garden, making it an ideal home for families or commuters alike.

GEORGE DAVID

HIGHBRIDGE ROAD

• THREE BEDROOM SEMI-DETACHED HOME • CENTRAL LOCATION • NO UPPER CHAIN • LARGER THAN AVERAGE REAR GARDEN • POTENTIAL TO EXTEND STPP • WALKING DISTANCE TO GRAMMAR SCHOOLS • CLOSE TO TOWN CENTRE • GOOD SIZE BEDROOMS





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- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed). 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.

ACCOMMODATION

The accommodation begins with an entrance hall, complete with stairs rising to the first floor. To the front, there is a comfortable living room, while a separate dining room provides an ideal space for family meals or entertaining guests. The kitchen is fitted with a range of units and offers space for appliances, along with a useful storage cupboard.

Upstairs, the property comprises three well proportioned bedrooms and a family bathroom, fitted with a shower cubicle, WC and wash hand basin.

Externally, the property benefits from a larger-than-average rear garden, mainly laid to lawn, with a garden shed and gated access to the front. The front garden is arranged with a variety of plants and shrubs.

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.

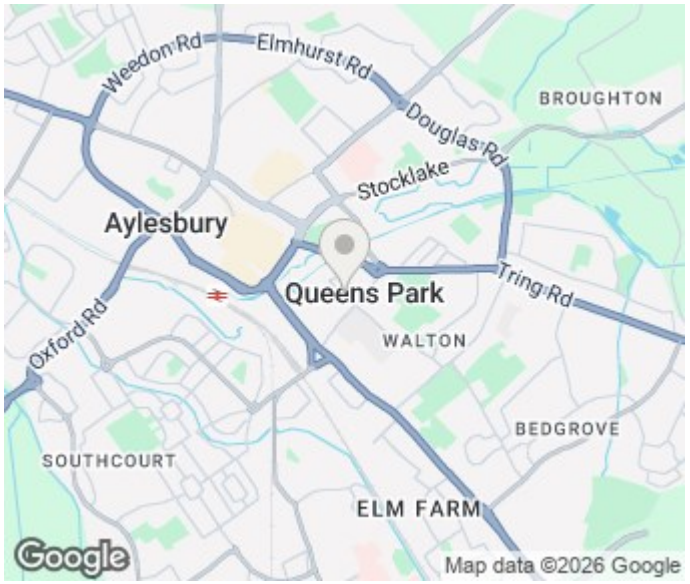
HIGHBRIDGE ROAD

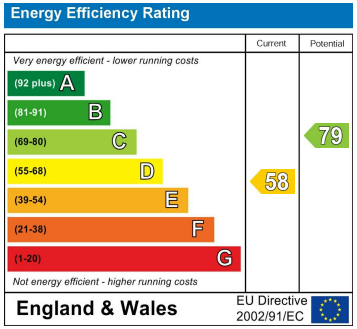












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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