





GRECIAN STREET, AYLESBURY, BUCKINGHAMSHIRE

PRICE £350,000

FREEHOLD

Situated in a highly convenient central location, this three bedroom home offers an excellent opportunity for families, first-time buyers and commuters alike. Ideally positioned within easy reach of the town centre, station and highly regarded schools. The accommodation briefly comprises a living room, dining area, kitchen, three bedrooms and a family bathroom. Externally, the property benefits from a pleasant rear garden, garage and driveway. Combining comfortable living accommodation with a superb location, this property would make an ideal family home.

GEORGE DAVID

GRECIAN STREET

• CENTRAL LOCATION • THREE BEDROOM FAMILY HOME • CLOSE TO HIGHLY REGARDED SCHOOLS • BRIGHT LIVING ROOM • OPEN-PLAN DINING AREA • GARAGE AND DRIVEWAY • BUILT-IN WARDROBES TO MAIN BEDROOM • FRONT AND REAR GARDENS





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. 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. The property is currently in catchment for Kingsbrook Secondary School.

ACCOMMODATION

Upon entering the property, you are welcomed by an entrance hall featuring stairs rising to the first floor and useful space for shoes and coats.

The bright and welcoming living room provides a lovely space to relax and flows through to the dining area, creating a versatile space ideal for both everyday family living and entertaining. The kitchen has space for a fridge, cooker and washing machine, with a door providing direct access to the rear garden.

To the first floor, the landing provides access to all three bedrooms and the family bathroom, along with loft access and a useful airing cupboard.

There are three bedrooms, with the main bedroom benefiting from built-in wardrobes, providing convenient and practical storage.

The family bathroom comprises a bathtub with shower over, wash basin, WC and heated towel rail.

Externally, the property enjoys an enclosed rear garden, offering a combination of patio and lawn areas, ideal for outdoor dining, relaxing and family enjoyment. There is also a door providing access to the garage, which benefits from both lighting and power. To the front, a driveway provides valuable off-road parking.

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.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 916.00 sq ft

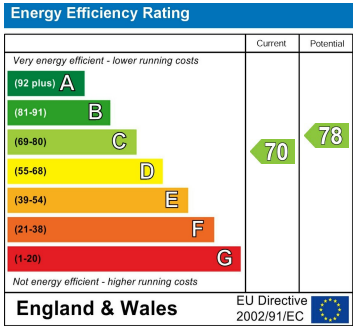
Tenure – Freehold











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

George David & Co
46 High Street
Aylesbury
HP20 1SE

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