



GWENDOLINE BUCK DRIVE, THE GREEN, AYLESBURY

PRICE £425,000
FREEHOLD

This spacious four bedroom home is ideally situated on the south side of Aylesbury, just a short walk from Stoke Mandeville Hospital. Offering excellent road links and convenient access to local amenities and schools, the property is perfectly suited to families and professionals alike. The accommodation comprises a kitchen/diner, separate living room, dining room, and a convenient ground floor WC. Upstairs, there are four bedrooms, en suite and a family bathroom. Outside, the property benefits from an enclosed rear garden, as well as a car port and garage.



GWENDOLINE BUCK DRIVE

- SOUTH SIDE OF AYLESBURY • MINUTES' WALK TO STOKE MANDEVILLE HOSPITAL • SPACIOUS FOUR BEDROOM HOME • GROUND FLOOR CLOAKROOM • LOW-MAINTENANCE REAR GARDEN • CAR PORT & GARAGE • EXCELLENT ROAD LINKS • CLOSE TO SCHOOLS & AMENITIES • SEPARATE DINING ROOM • EN SUITE TO MAIN BEDROOM



LOCATION

The Green is a modern housing development situated in a convenient position just south of Aylesbury's town centre and within close walking distance to Stoke Mandeville Hospital. The estate is just over a mile walk to the town centre and has several amenities close by including a Gym/Sports Centre, Asda Supermarket, Convenience Store and Take Away. There is a choice of train stations at Aylesbury Central and Stoke Mandeville offering mainline services into London Marylebone, both of which are under two miles away. The local Primary School, William Harding Combined, is within short walking distance and the estate falls into the Aylesbury Grammar School catchment area.

ACCOMMODATION

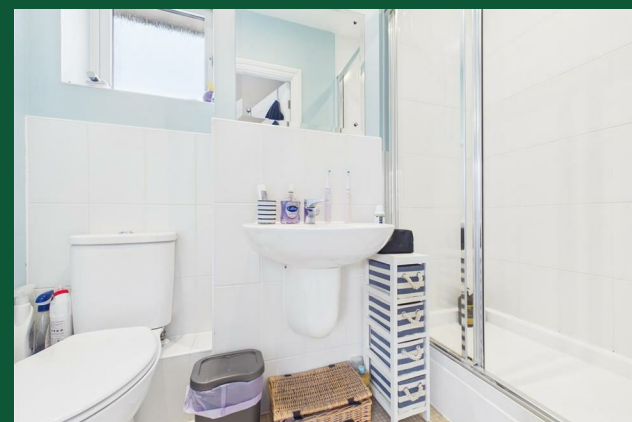
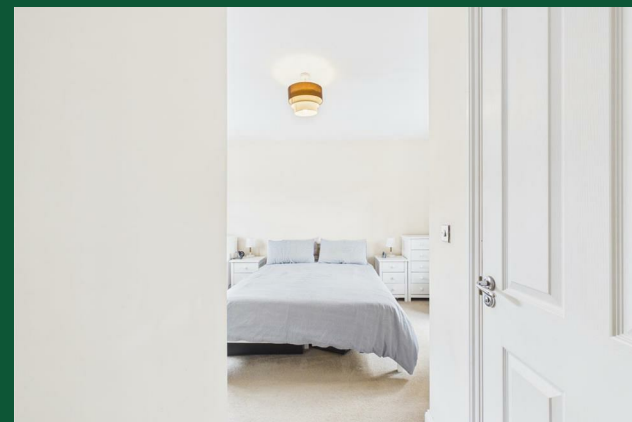
The accommodation is entered via an entrance hall, which provides access to a storage cupboard and a convenient ground floor cloakroom. A door leads into the kitchen/diner, fitted with a range of wall and base units complemented by work surfaces and benefits from underfloor heating. Integrated appliances include an oven and grill, dishwasher and wine cooler, while an inset gas hob with splashback and extractor fan completes the cooking area. There is space for an American-style fridge/freezer and washing machine, together with a breakfast bar providing seating for casual dining. Stairs rise to the first floor, and a door offers direct access to the rear garden.

The living room provides an excellent space for relaxing, flowing seamlessly into the separate dining room. Double doors from the dining room open onto the rear garden, creating an ideal indoor-outdoor living space.

The first-floor landing benefits from loft access and an airing cupboard and leads to four well proportioned bedrooms. The master bedroom enjoys the added luxury of an en suite shower room and built in wardrobes, while the remaining bedrooms are served by a well-appointed family bathroom.

Outside, the enclosed rear garden has been thoughtfully landscaped for ease of maintenance, featuring a patio seating area, artificial lawn, and a raised decked terrace with a timber pergola, providing the perfect setting. A side gate offers convenient access to the car port, which in turn leads to the garage, benefiting from both light and power.

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ADDITIONAL INFORMATION

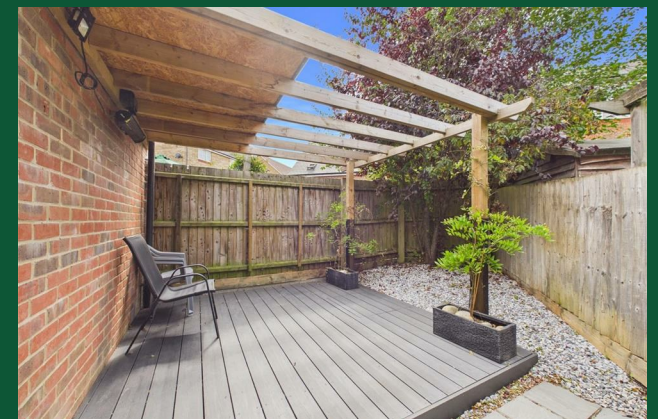
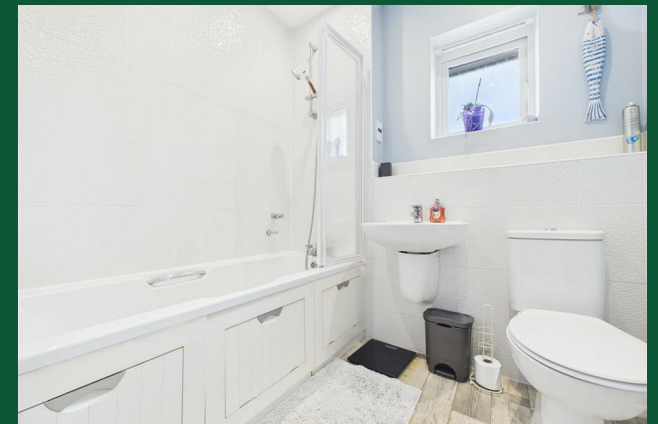
Local Authority – Buckinghamshire

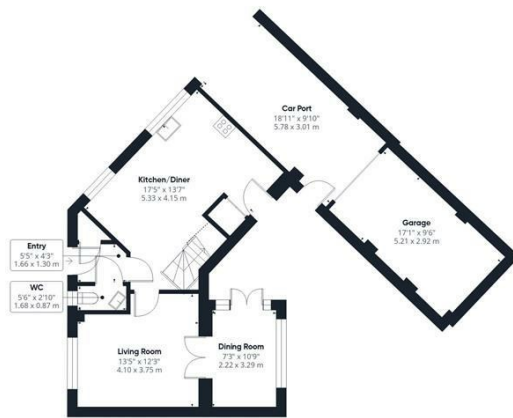
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1437.00 sq ft

Tenure – Freehold





Ground Floor



Floor 1

Approximate total area¹⁾
1437 ft²
133.4 m²

Reduced headroom
10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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		85
(69-80) C	76	
(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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