





# LIMES AVENUE, AYLESBURY, BUCKINGHAMSHIRE

**OFFERS IN EXCESS OF £500,000**

**FREEHOLD**

A rarely available three bed semi detached bungalow situated on this sought after road on the southside of Aylesbury. The property is offered with no upper chain.

GEORGE DAVID

# LIMES AVENUE

• SEMI DETACHED BUNGALOW • THREE BEDROOMS • SOUGHT AFTER SOUTH AYLESBURY LOCATION • GOOD SIZE WESTERLY FACING REAR GARDEN • EXTENDED TO THE REAR OF THE PROPERTY • MODERN FITTED KITCHEN • MODERN FITTED BATHROOM SUITE • SEPARATE WC • WALKING DISTANCE TO JANSEL SQUARE SHOPPING CENTRE AND DOCTORS SURGERY • NO UPPER CHAIN





## LOCATION

Limes Avenue is a well-regarded residential road situated on the south side of Aylesbury, offering an ideal blend of convenience, green spaces, and excellent local amenities. The area is particularly popular with families, professionals, and commuters due to its established neighbourhood feel and easy access to the town centre.

The highly regarded Grammar and High Schools are within walking distance of the road. In addition there are several well regarded primary schools within close proximity.

Residents benefit from a wide selection of nearby schools, parks, supermarkets, and everyday amenities, while Aylesbury town centre is just a short distance away, providing an extensive range of shopping, cafés, restaurants, leisure facilities, and the Waterside Theatre.

For those who enjoy the outdoors, the nearby Grand Union Canal and several local parks offer attractive walking and cycling routes, while larger green spaces and countryside are easily accessible.

The location is well connected for commuters, with convenient access to the A41 linking to Bicester, Tring, and London, as well as the A418 towards Leighton Buzzard and Milton Keynes. Aylesbury railway station provides regular services to London Marylebone, making the area an excellent choice for those travelling into the capital.

Combining a convenient location, excellent transport links, highly regarded local amenities, and a welcoming community atmosphere, Limes Avenue continues to be a sought-after address for a wide range of buyers.

## ACCOMODATION

Situated in a popular residential location on the south side of Aylesbury, this beautifully presented and extended three-bedroom semi-detached bungalow offers spacious and versatile accommodation, a generous west-facing rear garden, ample off-road parking, and a garage.

The property has been tastefully decorated throughout and is ready to move straight into. A welcoming entrance hall provides access to all principal rooms, leading through to the impressive extended living room, which offers an excellent space for both relaxing and entertaining. Flooded with natural light, this spacious reception room enjoys views over the rear garden and provides ample space for a variety of seating and dining arrangements.

The modern fitted kitchen is well-appointed with a range of contemporary units, generous worktop

space, and integrated appliance space, making it both practical and stylish for everyday living.

There are three well-proportioned bedrooms, offering flexible accommodation for families, downsizers, or those requiring a home office. The accommodation is complemented by a beautifully refitted family bathroom featuring a contemporary suite, together with a separate modern WC, providing added convenience.

Further benefits include double glazing throughout and gas-fired central heating.

Outside, the property continues to impress. The front offers a driveway providing off-road parking for several vehicles, leading to the detached garage. To the rear is a good-sized, private west-facing garden, predominantly laid to lawn with patio seating areas, creating the perfect space for outdoor entertaining, gardening, or simply enjoying the afternoon and evening sunshine.

Offering spacious accommodation, quality fittings, excellent outside space, and a highly convenient location close to local amenities, schools, and transport links, this superb bungalow represents an excellent opportunity for a wide range of buyers.

**INFORMATION FOR BUYERS**

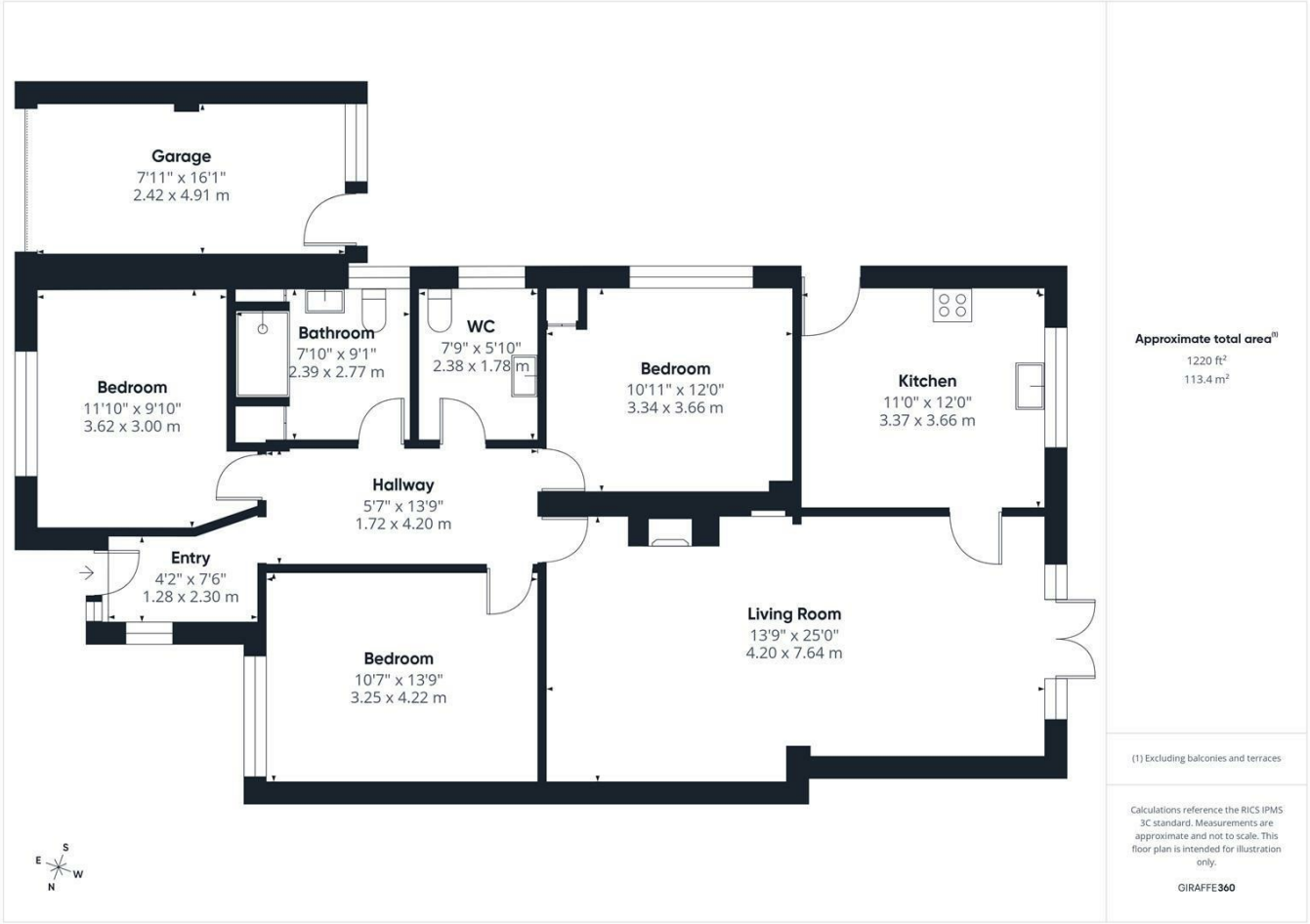
Before we can enter offer negotiations on a property, we require the following:
1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances 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.

## LIMES AVENUE



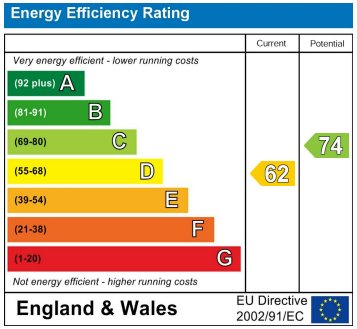













Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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