





RICHARDSON CLOSE, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £400,000

FREEHOLD

This four bedroom house is ideally positioned in a central location, within walking distance of the town centre and train station, with Sainsbury's Superstore just minutes away. Set over three floors, the property offers well proportioned accommodation, including a bright open-plan kitchen and living area, downstairs WC, four bedrooms and a family bathroom. Outside, the property benefits from a garden and allocated parking, making it an excellent choice for families or professionals seeking a conveniently located home with excellent local amenities and transport links.

GEORGE DAVID

RICHARDSON CLOSE

• FOUR BEDROOM HOUSE • SET OVER THREE FLOORS • CENTRAL AND CONVENIENT LOCATION • TWO ALLOCATED PARKING SPACES • SPACIOUS OPEN-PLAN KITCHEN/LIVING AREA • HIGH CEILINGS 2.5M • ENCLOSED REAR GARDEN • DOWNSTAIRS WC • KITCHEN WITH INTEGRATED APPLIANCES • 5 YEARS NHBC WARRANTY





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.

ACCOMMODATION

On entering the property, the entrance hall provides access to the accommodation, with stairs rising to the upper floors, a useful storage cupboard and a downstairs WC. The ground floor features a spacious open-plan kitchen and living area, offering ample space for a variety of furniture and providing a great setting for both everyday living and entertaining. Doors open directly onto the enclosed rear garden. The modern fitted kitchen includes an inset gas hob, oven, splashback and cooker hood, together with integrated washing machine, dishwasher and fridge freezer. There is also an additional storage cupboard.

The first floor provides three bedrooms and the family bathroom, with the master bedroom benefitting from two fitted wardrobes and a fitted wardrobe to bedroom two. All bedrooms on this floor have custom fitted shutter blinds. The second floor is home to the fourth bedroom, which features a skylight, loft access and useful eaves storage.

Outside, the enclosed rear garden comprises a paved patio, lawn and garden shed, providing a pleasant and practical outdoor space. To the front of the property are two allocated parking spaces.

With its spacious open-plan living accommodation, four bedrooms, private garden and two allocated parking spaces, combined with its excellent central location and proximity to the town centre, station and Sainsbury's Superstore, this property offers a convenient and versatile family home.

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.

RICHARDSON CLOSE















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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1082.00 sq ft

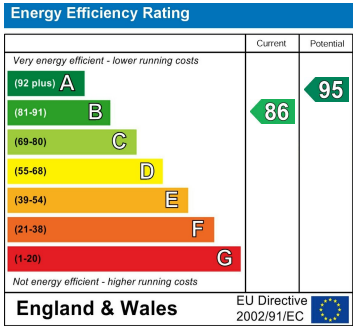
Tenure – Freehold











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

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