



ATLANTA WAY, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £425,000
FREEHOLD

Situated on the south side of Aylesbury, this attractive three bedroom semi-detached home offers well-presented accommodation in a convenient location, close to Stoke Mandeville Hospital and a range of local amenities. The ground floor comprises a living room, modern kitchen/diner, and a downstairs WC. Upstairs, there are three bedrooms, en-suite and a family bathroom. Outside, the property benefits from a beautifully maintained garden, providing an attractive and private space to relax. Further benefits include a garage and driveway, providing valuable off-road parking and storage.



ATLANTA WAY

• SOUTH SIDE OF AYLESBURY • THREE
BEDROOM SEMI-DETACHED HOUSE • CLOSE
TO STOKE MANDEVILLE
HOSPITAL • DOWNSTAIRS WC • BEAUTIFULLY
MAINTAINED GARDEN • GARAGE AND
DRIVEWAY • AIR CON TO TWO
BEDROOMS • CLOSE TO AMENITIES



LOCATION

Situated within a modern residential development in Aylesbury, the area forms part of the Aylesbury South East district, combining a peaceful neighbourhood feel with excellent access to everyday amenities. Aylesbury town centre is within easy reach, providing a wide range of shopping, dining and leisure facilities, along with the Waterside Theatre and canal-side attractions. The town also benefits from a mainline railway station with direct services to London Marylebone in around an hour, making it well-suited for commuters. The location is well served by reputable local schooling, including highly regarded grammar schools, and offers convenient access to supermarkets, retail parks and healthcare facilities.

ACCOMMODATION

Upon entering the property, the entrance hall provides access to the main living accommodation and stairs rising to the first floor. There is also a useful downstairs WC.

To the front of the property is the kitchen/diner, which is well equipped with a range of fitted units and integrated appliances. Features include an inset gas hob with splashback and extractor hood over, integrated oven and grill, fridge freezer, washing machine and dishwasher. There is also ample space for a dining table and chairs, making this a practical space for everyday family meals and entertaining.

The spacious living room is positioned to the rear of the property and benefits from a storage cupboard, air con and doors opening directly onto the rear garden. The room provides a comfortable and versatile living space with plenty of natural light and a pleasant outlook over the garden.

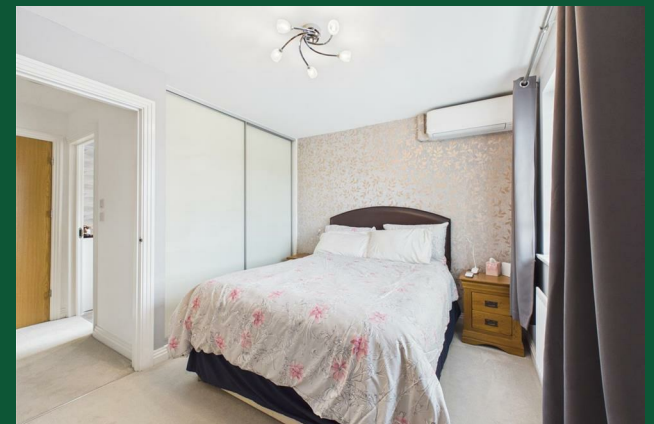
To the first floor, there are three bedrooms, a family bathroom and access to the loft. The main bedroom benefits from built-in wardrobes, a private en-suite shower room and air conditioning. Bedroom two also benefits from air conditioning, while the third bedroom provides a further versatile room suitable for a child's bedroom, guest room or home office.

The family bathroom is conveniently located to serve the remaining bedrooms.

Outside, the property benefits from an attractive and fully enclosed rear garden, featuring a paved patio area, lawn and a variety of established plants and shrubs. There is an additional patio area to the rear providing a further seating area. The garden also benefits from a courtesy door to the garage.

The garage benefits from both light and power and provides useful storage or parking, with a driveway positioned directly in front offering additional off-road parking.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1190.00 sq ft

Tenure – Freehold

