





RUSSELL AVENUE, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £500,000

FREEHOLD

Situated in a desirable cul-de-sac location on the south side of Aylesbury, this impressive five bedroom semi-detached home offers spacious and versatile accommodation, ideal for modern family living. The accommodation includes multiple reception rooms, a large kitchen/diner, separate utility room and a downstairs bathroom. Upstairs, there are five bedrooms, two benefiting from en-suite facilities, alongside a family bathroom. Externally, the property continues to impress with a good-sized rear garden, garage and driveway providing ample off-road parking.

GEORGE DAVID

RUSSELL AVENUE

• FIVE BEDROOM SEMI-DETACHED HOME • SOUTHSIDE AYLESBURY • MULTIPLE RECEPTION ROOMS • STYLISH KITCHEN/DINER • TWO EN-SUITE BEDROOMS • GARAGE AND DRIVEWAY • CLOSE TO LOCAL SCHOOLS AND AMENITIES • UTILITY AND DOWNSTAIRS BATHROOM





LOCATION

A family-based estate, very well established with some parts dating back to the 1930's. The area offers shopping facilities in a number of locations within the estate as well as fast food restaurants, religious centres, community halls and regular bus services reaching in and around the town. The pedestrian bridge by the Railway Station links the heart of the town centre and Southcourt making all amenities very accessible by foot or cycle. There is a primary school and secondary school on the estate and the area forms part of the Aylesbury Grammar school catchment.

ACCOMMODATION

Upon entering the property, an initial entrance area provides a further door leading into the welcoming hallway, where stairs rise to the first floor. The living room is positioned to the front of the property and benefits from a large window, allowing plenty of natural light to fill the space.

The stylish kitchen/diner is a fantastic feature of the home, fitted with a range of units and integrated appliances. There is ample worktop space, a breakfast bar area with room for bar stools and plenty of space to accommodate a large family dining table. Double doors open directly onto the rear garden, creating a lovely connection between indoor and outdoor living.

An inner hallway provides access to the downstairs bathroom and separate utility room, offering additional practicality and storage. There is also a spacious family room with double doors opening onto the garden, providing an ideal additional reception space for relaxing or entertaining. Completing the ground floor is a separate office, which could alternatively be utilized as a sixth bedroom, depending on individual requirements.

To the first floor, the landing provides access to the loft space and leads to five well proportioned bedrooms. Two of the bedrooms benefit from their own en-suite facilities, while the remaining bedrooms are served by a family bathroom.

Outside, the property enjoys an enclosed rear garden, thoughtfully arranged with a wrap-around patio area, artificial lawn and attractive pond. The patio provides an ideal space for outdoor dining and entertaining, while the garden offers a pleasant and manageable outdoor area for the family to enjoy. There is also a courtesy door providing access into the garage, which benefits from both light and power.

To the front a driveway provides 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 D

Viewings – By Appointment Only

Floor Area – 1823.00 sq ft

Tenure – Freehold







Approximate total area(1)

1823 ft²

169.5 m²

Reduced headroom

16 ft²

1.5 m²

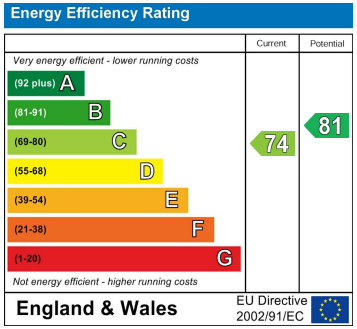
(1) Excluding balconies and terraces

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.

GIRAFFE360





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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