





BUCKINGHAM ROAD, AYLESBURY, BUCKINGHAMSHIRE

£350,000

FREEHOLD

A well presented three-bedroom end-of-terrace house ideally situated in a central location, within easy walking distance of the town centre and station. The property is also conveniently located close to local schools, parks and other amenities. The accommodation comprises a living room, separate dining room, kitchen and downstairs bathroom, with three bedrooms upstairs. Outside, the property benefits from a garden and off-road parking, making it an ideal home for families, couples or those looking for convenient access to local amenities and transport links.

GEORGE DAVID

BUCKINGHAM ROAD

• CENTRAL LOCATION • THREE BEDROOM HOUSE • OFF ROAD PARKING TO THE REAR • WELL PRESENTED THROUGHOUT • WALKING DISTANCE TO TOWN & STATION • ENCLOSED REAR GARDEN • CLOSE TO SCHOOLS & PARKS • DOWNSTAIRS BATHROOM





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

The property is approached via an entrance hall with stairs rising to the first floor and doors leading into the two reception rooms. The living room is positioned to the front of the property and features an attractive cast iron fireplace, while the separate dining room provides a characterful brick-built fireplace with log burner, useful storage cupboard and access through to the kitchen.

The kitchen is fitted with a range of wall and base units incorporating an inset gas hob, oven and cooker hood, together with space for a fridge and washing machine. A door provides direct access to the rear garden. Also situated on the ground floor is a bathroom fitted with a bathtub with shower over, WC, wash basin and heated towel rail.

To the first floor, there are three bedrooms, along with loft access and a useful storage cupboard. The bedrooms offer flexible accommodation suitable for family living, guests or home working.

Outside, the property benefits from an enclosed rear garden comprising a paved patio area leading onto a lawn with a variety of established flowers and plants. There is also a garden shed and gated rear access, which leads to a gravelled off-road parking area.

Ideally located for access to the town centre and railway station, with schools, parks and local amenities all within easy reach, this well-presented home offers comfortable accommodation together with useful outside space and 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.

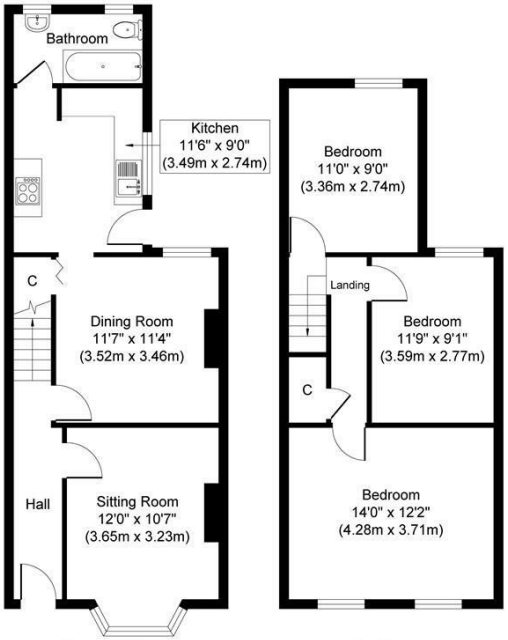
If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

BUCKINGHAM ROAD





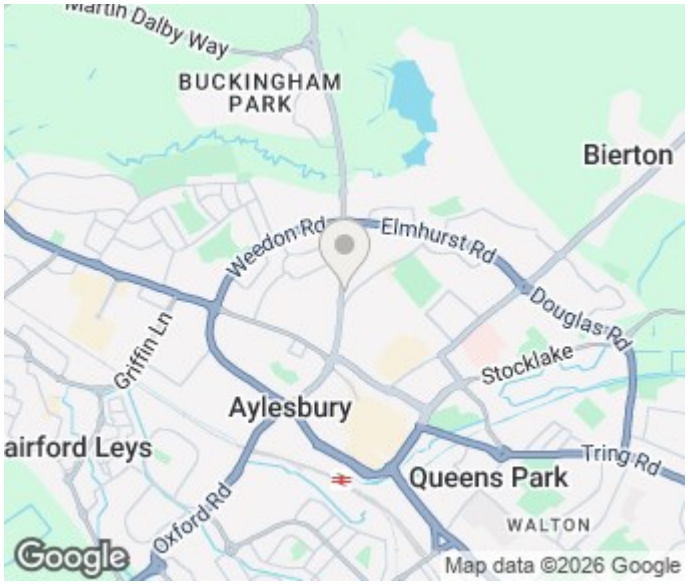


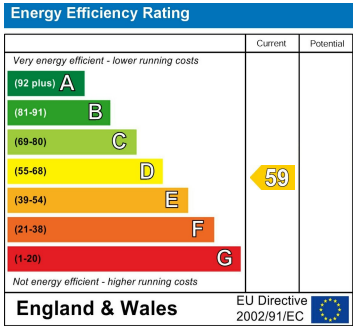


Ground Floor
Approximate Floor Area
497 sq. ft
(46.20 sq. m)

First Floor
Approximate Floor Area
439 sq. ft
(40.80 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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