



FUGGLE DRIVE, THE GREEN, AYLESBURY

OFFERS IN EXCESS OF £400,000

FREEHOLD

A well presented three bedroom end-of-terrace home arranged over three floors and situated in a popular location, conveniently close to Stoke Mandeville Hospital, the sports centre and a range of local amenities. The accommodation comprises a spacious kitchen/diner and cloakroom on the ground floor, a first-floor living room, bedroom and family bathroom, with two further bedrooms and an en suite occupying the top floor. Outside, the property benefits from an enclosed rear garden, garage and driveway parking.



FUGGLE DRIVE

- ARRANGED OVER THREE FLOORS • THREE BEDROOM HOUSE • POPULAR LOCATION • GARAGE AND DRIVEWAY • FIRST FLOOR LIVING ROOM • ENCLOSED REAR GARDEN • CLOSE TO HOSPITAL • CLOSE TO SPORTS CENTRE & AMENITIES • EN SUITE TO MAIN BEDROOM • GROUND FLOOR WC



LOCATION

The Green is a housing development situated in a convenient position just south of Aylesbury's town centre and within close walking distance to Stoke Mandeville Hospital. The estate is just over a mile walk to the town centre and has several amenities close by including a Gym/Sports Centre, Asda Supermarket, Convenience Store and Take Away. There is a choice of train stations at Aylesbury Central and Stoke Mandeville offering mainline services into London Marylebone, both of which are under two miles away. The local Primary School, William Harding Combined, is within short walking distance and the estate falls into the Aylesbury Grammar School catchment area.

ACCOMMODATION

The property is entered via an entrance hall with stairs rising to the upper floors, a cloakroom and bespoke under-stairs storage units providing practical and stylish storage solutions. To the rear, the kitchen/diner is fitted with a range of units and incorporates an inset gas hob with oven and cooker hood above. There is space and plumbing for a washing machine, space for a fridge freezer and ample room for a dining table and chairs. A useful storage cupboard adds further practicality, while doors open directly onto the rear garden, creating an ideal space for entertaining and everyday family life.

On the first floor, a bright and spacious living room enjoys plenty of natural light and provides an excellent space for relaxing. Also on this floor is a bedroom and a family bathroom.

The top floor comprises two further bedrooms, including the main bedroom which benefits from built-in wardrobes and an en suite featuring a shower cubicle, bathtub with shower attachment, hand basin and WC.

Outside, the enclosed rear garden has been thoughtfully arranged with a patio area ideal for outdoor dining, a lawn with attractive planter borders and a garden shed for additional storage. The property further benefits from an integral garage with light and power connected, together with driveway parking to the front.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band D

Viewings – By Appointment Only

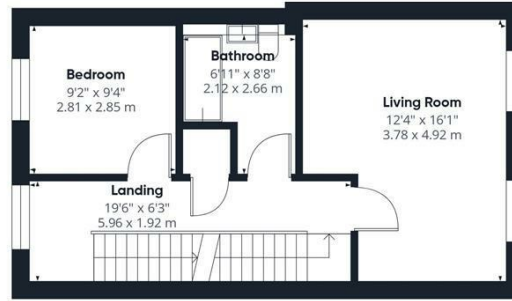
Floor Area – 1272.00 sq ft

Tenure – Freehold

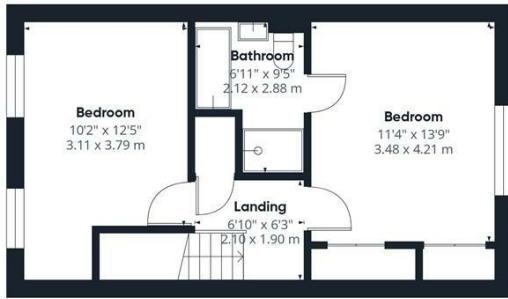




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
1272 ft²
118.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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