GALSWORTHY PLACE, AYLESBURY, BUCKINGHAMSHIRE

ASKING PRICE £475,000

FREEHOLD

A five bedroom family home situated in the popular Haydon Hill area, conveniently located close to local supermarkets, retail parks and schools. The property offers versatile accommodation, including an open-plan kitchen and living area, two downstairs bedrooms, a WC and a shower room, offering excellent flexibility for family members, guests or those requiring single-level accommodation. Upstairs are three further bedrooms and a family bathroom. Externally, the property benefits from a garden and driveway providing off-road parking.

GEORGE DAVID

GALSWORTHY PLACE

• FIVE BEDROOM FAMILY HOME • NO UPPER CHAIN • CLOSE TO SUPERMARKETS, RETAIL PARKS & SCHOOLS • OPEN PLAN LIVING ROOM AND KITCHEN • TWO DOWNSTAIRS BEDROOMS • ENCLOSED REAR GARDEN • DRIVEWAY • DOWNSTAIRS SHOWER ROOM • LARGE GARDEN SHED

LOCATION

Haydon Hill is an estate constructed in the late 70's/early 80's to the north west of Aylesbury's Town Centre. The development consists mainly of 2, 3 and 4 bed houses and backs onto fields at the rear offering good opportunity for Dog-walking. The estate is within walking distance of the Aylesbury Parkway Train Station which offers mainline services into London Marylebone. There is good access by road towards Bicester and the M40 Junction 9. There are many amenities within walking distance including a Tesco Express, Doctors Surgery, Pub/Restaurant and Primary and Secondary Schooling.

ACCOMMODATION

Upon entering, a porch provides useful space for coats and shoes before leading through to the main accommodation.

The heart of the home is the open-plan living room and kitchen, creating a bright and sociable space for both everyday family life and entertaining. To the front of the room, the kitchenette area provides space for a cooker, while there is ample room for both living and dining furniture.

The kitchen area to the rear is fitted with a range of units and incorporates an inset gas hob with oven and extractor over, together with an integrated fridge freezer and dishwasher.

The sunroom provides an additional versatile reception space, with doors opening directly onto the rear garden.

A particularly versatile feature of the property is the ground-floor accommodation, which offers a flexible arrangement of living and sleeping space with separate external access. The ground floor includes two bedrooms, one of which benefits from its own WC, together with a separate shower room with space and plumbing for a washing machine. The existing kitchenette and living accommodation further enhance the flexibility of this part of the property. This well-planned ground-floor space provides a range of potential uses, making it particularly well suited to multigenerational living, accommodating an older family member, adult children or guests. It could also provide a practical space for those working from home or anyone who would benefit from having living, sleeping and bathroom facilities on one level. The separate external access adds further flexibility and convenience.

To the first floor, the landing provides access to the remaining three bedrooms and family bathroom, as well as the loft space, providing excellent additional accommodation for family living.

Externally, the property benefits from an enclosed rear garden, featuring a patio area, lawn and

established trees, providing a pleasant private outdoor space. A large garden shed offers useful additional storage and benefits from both light and power.

To the front of the property is a driveway providing 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

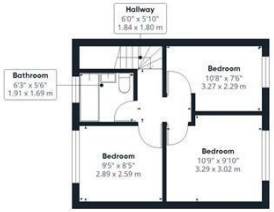
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1270.00 sq ft

Tenure – Freehold

Ground Floor Building 1



Floor 1 Building 1

Approximate total area(1)

1270 ft²

118 m²

Reduced headroom

6 ft²

0.5 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.

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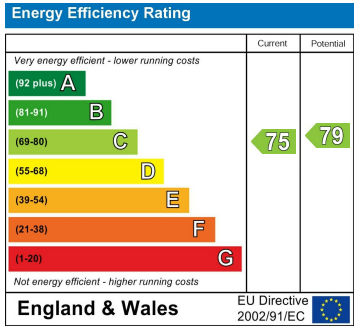
Ground Floor Building 2



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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