



KERRY CLOSE, AYLESBURY, BUCKINGHAMSHIRE

PRICE GUIDE £350,000

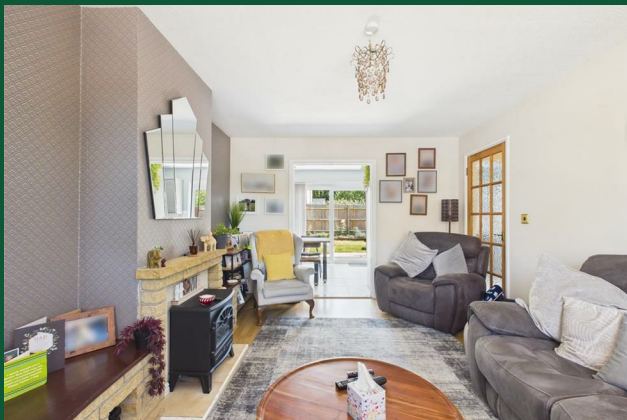
FREEHOLD

A beautifully presented three-bedroom semi-detached home, situated within the Quarrendon development. Offering bright and spacious accommodation, the property features a stylish modern kitchen overlooking the rear garden, a generous living room, three bedrooms and a family bathroom accommodating both shower and a bathtub. Outside, the property enjoys a private enclosed rear garden, perfect for relaxing or entertaining, together with extensive driveway parking to the front. Conveniently positioned close to local amenities, reputable schools and excellent transport connections, this superb home is ready to move straight into.



KERRY CLOSE

• END OF TERRACE • DRIVEWAY FOR MULTIPLE CAR • THREE BEDROOMS • FAMILY BATHROOM • GARDEN STORAGE • KITCHEN/DINER • SPACIOUS LIVING AREA • CLOSE TO LOCAL SCHOOLS • WALKING DISTANCE TO MEADOWCROFT PLAYING FIELDS



LOCATION

The estate is situated to the north of Aylesbury's town centre with good access by road towards the A41 north/M40 and heading south to the M25. The estate sides onto fields on its northern edge offering plenty of opportunity for Dog Walking. Further amenities include: Two primary schools, a Secondary School, Doctors surgery, Convenience stores, Chemists, Pub restaurant and several children's playgrounds. Aylesbury Parkway Station is situated fairly close by and can be direct accessed by foot or bicycle from the 'Waddesdon Greenway'.

ACCOMODATION

Entrance Hallway

6'6" x 12'7" (1.99m x 3.85m)

A welcoming entrance hall with stairs rising to the first floor and doors leading to the ground floor accommodation.

Living Room

11'2" x 14'7" (3.42m x 4.46m)

A bright and comfortable reception room offering ample space for both living and entertaining

Kitchen/Dining Room

18'0" x 8'8" (5.50m x 2.66m)

A spacious fitted kitchen providing a range of wall and base units, generous worktop space and room for dining, with direct access to the rear garden.

First Floor

Bedroom One

9'9" x 10'9" (3.00m x 3.30m)

A well-proportioned double bedroom enjoying views of the rear garden

Bedroom Two

9'5" x 10'5" (2.88m x 3.20m)

A further good-sized double bedroom overlooking the front aspect

Bedroom Three

8'2" x 7'9" (2.51m x 2.38m)

A versatile third bedroom, ideal as a child's room, guest bedroom or home office.

Family Bathroom

8'4" x 6'2" (2.54m x 1.89m)

Fitted with a modern suite comprising bath with shower over, wash hand basin and WC.

Landing

6'1" x 9'4" (1.87m x 2.86m)

Providing access to all first-floor rooms and the loft space.

Approximate Total Floor Area: 798 sq ft (74.1 sq m).

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Ground Floor



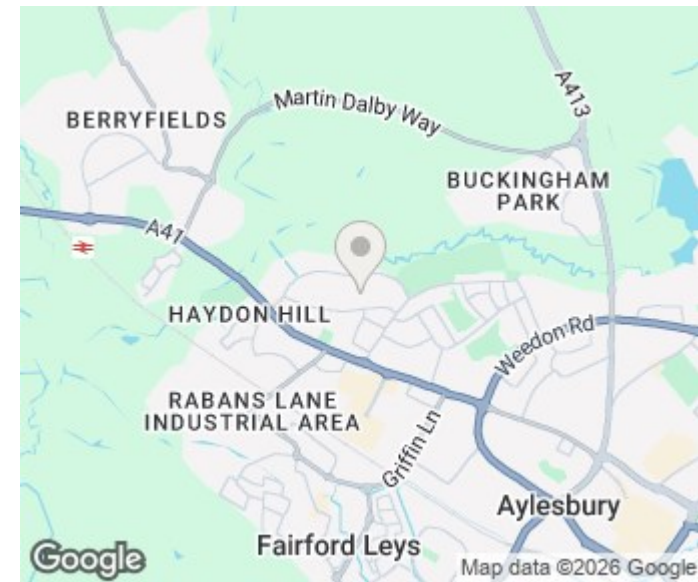
Floor 1

Approximate total area⁽¹⁾
798 ft²
74.1 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.

GIRAFFE360



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	72	79
	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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