



## PEARSON CLOSE, AYLESBURY, BUCKINGHAMSHIRE

**PRICE £300,000**

**FREEHOLD**

A two bedroom terraced house offering convenient access to Thame and Oxford, and ideally located close to local schools and the college. The property comprises a fitted kitchen and a comfortable living room, with two double bedrooms and a family bathroom upstairs. Outside, the home benefits from a private rear garden and an off-road parking space to the front, making it an ideal choice for first-time buyers, professionals or investors.





## PEARSON CLOSE

- TWO BEDROOM TERRACED HOUSE
- EASY ACCESS TO THAME AND OXFORD
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING SPACE
- CLOSE TO LOCAL SCHOOLS AND COLLEGE
- TWO DOUBLE BEDROOMS



### LOCATION

The location is under a mile walk to the train station and just over a mile to the town centre. There is easy access by road towards Thame/M40 and towards Stoke Mandeville hospital. The highly regarded Sir Henry Floyd Grammar School and Aylesbury College are within short walking distance of the estate and there are several other amenities close by including a convenience store, community centre and Infant/Junior School.

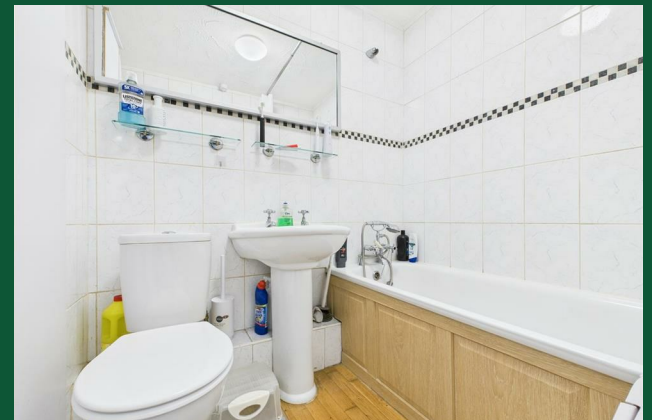
### ACCOMMODATION

The property is entered via an entrance hall with stairs rising to the first floor. The kitchen is fitted with a range of units and benefits from an inset gas hob and oven, with space for a fridge and washing machine. To the rear, the living room provides a comfortable living space with room for a variety of furniture, a useful storage cupboard and double doors opening directly onto the rear garden.

On the first floor, the landing provides loft access and leads to two double bedrooms, with the second bedroom benefiting from a built-in storage cupboard. The bathroom is fitted with a white suite comprising a bathtub with shower attachment, wash hand basin and WC.

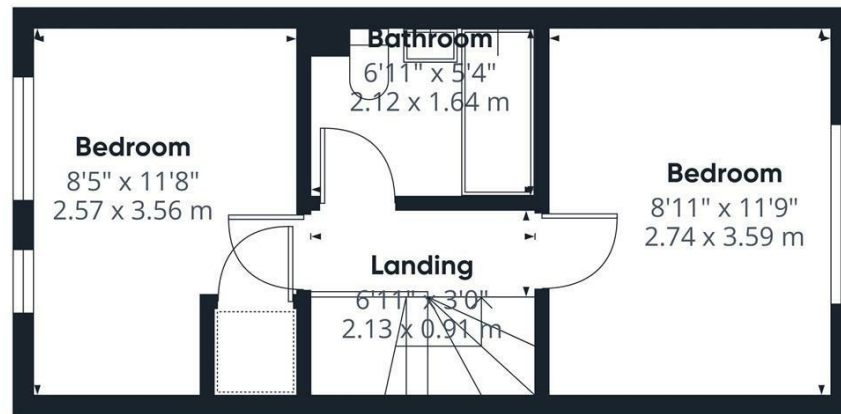
Externally, the rear garden features a patio area, laid lawn and garden shed. To the front of the property there is an allocated off-road parking space.

## PEARSON CLOSE





Ground Floor



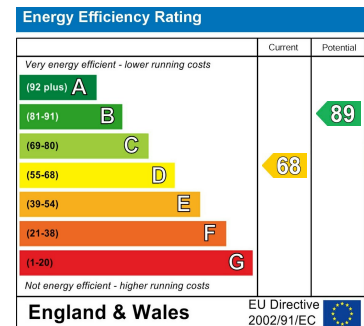
Floor 1

Approximate total area<sup>(1)</sup>  
543 ft<sup>2</sup>  
50.5 m<sup>2</sup>

(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



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

George David & Co  
46 High Street  
Aylesbury  
HP20 1SE

01296 393 393  
info@georgedavid.co.uk  
www.georgedavid.co.uk

