



## PROVIS WHARF, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £439,950

FREEHOLD

This four bedroom home, located in the sought after Canalside development, offers a spacious and versatile living space. The property backs onto the Grand Union Canal and Oakfield Park, providing a tranquil setting. Accommodation includes multiple reception rooms, kitchen, cloakroom, four bedrooms, en suite and family bathroom. Outside there is a landscaped garden, car port, off road parking space and garage.



# PROVIS WHARF

• SOUGHT AFTER CANALSIDE DEVELOPMENT • FOUR  
BEDROOM SEMI-DETACHED FAMILY HOME • LANDSCAPED  
REAR GARDEN • MASTER BEDROOM WITH EN  
SUITE • BACKING ONTO GRAND UNION  
CANAL • BEAUTIFULLY PRESENTED  
THROUGHOUT • KITCHEN WITH INTEGRATED  
APPLIANCES • MULTIPLE RECEPTION ROOMS • CAR PORT,  
GARAGE & OFF ROAD PARKING SPACE • IDEALLY LOCATED  
FOR AMENITIES & SCHOOLS



## LOCATION

Canalside is a recently constructed private housing development situated to the southeast of the town in a lovely position siding onto the Aylesbury Arm of the Grand Union Canal. This unique location offers new owners the benefits of a town location coupled with countryside walks along the Canal Towpath and nearby Broughton Nature Reserve. There is good access by road onto the nearby A41 leading towards London/M25 and in the other direction towards Milton Keynes/Northbound M1 on the A418.

## ACCOMMODATION

Upon entering the property, you are welcomed by a spacious entrance hall with a cloakroom and built-in storage cupboard. A door leads through to the dining room, which features stairs to the first floor and understairs storage cupboards, providing excellent space for organisation.

The living room is generously proportioned and flows seamlessly into a bright conservatory, ideal for year-round relaxation and entertaining, while enjoying views over the landscaped garden. The modern kitchen is well-appointed with an induction hob, integrated oven and grill, fridge/freezer, washing machine, and dishwasher—all designed for convenience and functionality.

To the first floor, the landing provides loft access and

an airing cupboard. The dual-aspect master bedroom offers built-in wardrobes and a stylish en suite shower room. There are three further bedrooms, all well-sized and versatile in use, along with a family bathroom completing the accommodation.

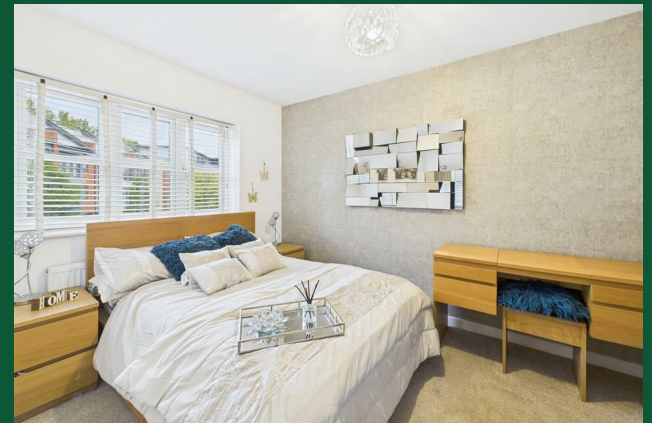
Externally, the property boasts a beautifully landscaped rear garden featuring multiple patio areas, artificial lawn, and built-in planters, creating a low-maintenance outdoor haven perfect for entertaining or relaxing.

To the front, there is off-road parking, a car port with an electric door, and a garage equipped with light and power, providing ample storage and parking solutions.

This outstanding home offers a rare opportunity to acquire a property in one of the area's most desirable locations—ideal for families and professionals alike, with scenic canal-side walks and excellent local amenities close by.

THERE IS AN ANNUAL SERVICE CHARGE OF APPROX £130

# PROVIS WHARF





## PROVIS WHARF

### ADDITIONAL INFORMATION

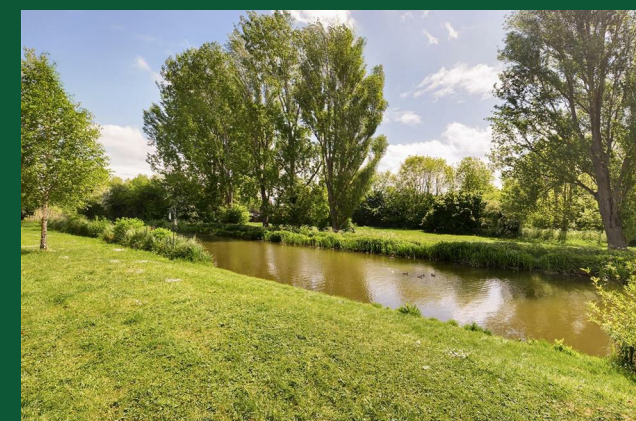
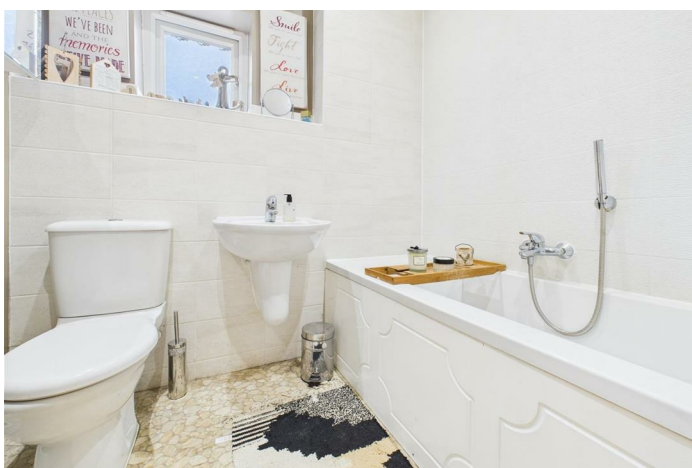
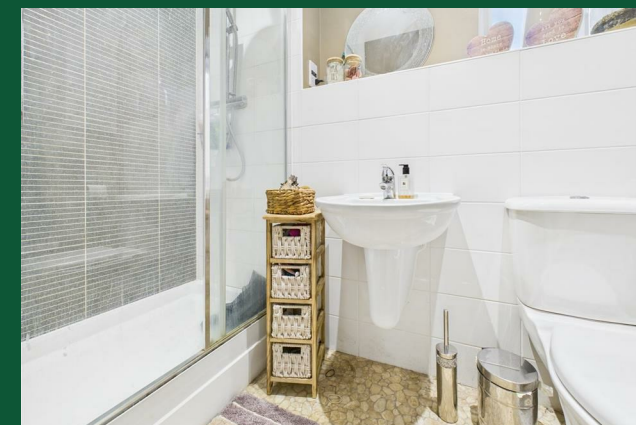
**Local Authority** – Buckinghamshire

**Council Tax** – Band E

**Viewings** – By Appointment Only

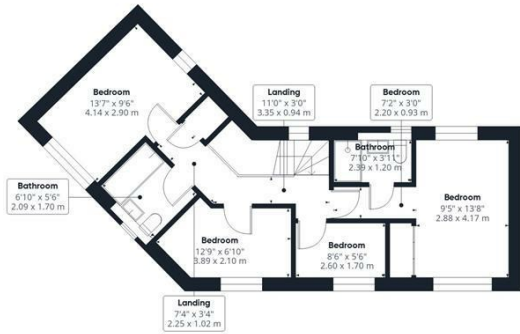
**Floor Area** – 1422.00 sq ft

**Tenure** – Freehold





Ground Floor



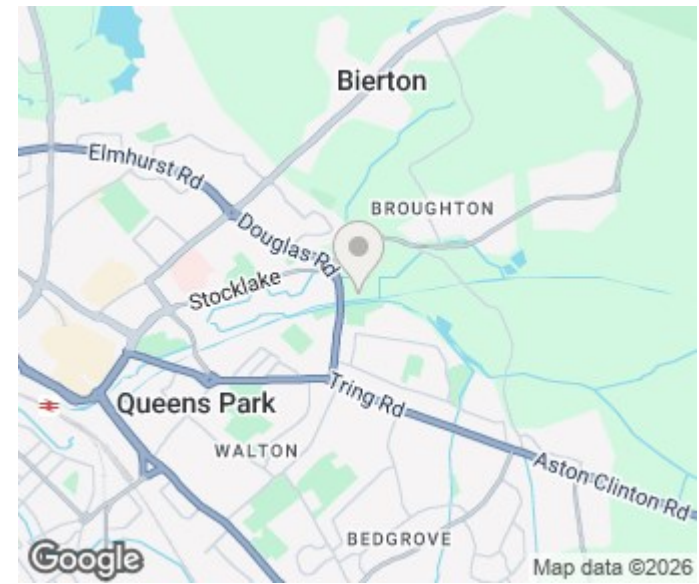
Floor 1

Approximate total area<sup>1)</sup>  
1422 ft<sup>2</sup>  
132 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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