





WHITLEY COURT, DEERHURST, AYLESBURY

PRICE £225,000

FREEHOLD

This one bedroom end-of-terrace house is situated on the south side of Aylesbury, conveniently located close to Stoke Mandeville Hospital and offering excellent road links. The property comprises a kitchen, living room, a double bedroom, and a bathroom. Outside, the home benefits from an allocated parking space and a front garden, making it an ideal choice for first-time buyers, investors, or those looking to downsize.

GEORGE DAVID

WHITLEY COURT

• SOUTH SIDE OF AYLESBURY • ONE BEDROOM HOUSE • CLOSE TO STOKE MANDEVILLE HOSPITAL • ALLOCATED PARKING • FRONT GARDEN • EXCELLENT ROAD LINKS • DOUBLE BEDROOM • ADDITIONAL VISITOR PARKING





LOCATION

Situated on the southern outskirts of the town with good access towards London, High Wycombe and the M40. This well-regarded area is situated within walking distance of Stoke Mandeville Hospital and borders open countryside. There are two schools within short walking distance as-well as a community centre and convenience store on the estate.

ACCOMMODATION

The accommodation begins with an entrance hall featuring stairs to the first floor and a useful storage cupboard. The living area features a gas fireplace, creating an attractive focal point. Leading through to the kitchen, there is a range of fitted units incorporating an inset electric hob and oven, with space for a fridge freezer and washing machine. A further storage cupboard provides additional practicality.

On the first floor, the landing benefits from loft access and an airing cupboard. The double bedroom offers comfortable accommodation, while the bathroom is fitted with a three-piece suite comprising a panel-enclosed bath, hand basin and WC.

Externally, the property enjoys a front garden and an allocated parking space directly in front of the house, along with additional visitor parking.

This property would make an ideal first-time purchase, investment opportunity or home for those looking to downsize, combining comfortable accommodation with a convenient location close to local amenities, Stoke Mandeville Hospital and excellent transport connections.

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.

WHITLEY COURT

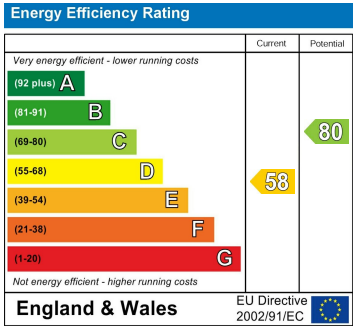












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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