



AYRES CLOSE, THE WILLOWS, AYLESBURY

PRICE £700,000

FREEHOLD

Immaculately presented four bedroom detached home is situated in a popular residential area, offering excellent road links to Thame and Oxford and convenient access to Stoke Mandeville Hospital. The property features a spacious living room that flows through to a dining area, alongside a modern, stylish kitchen and a downstairs cloakroom. Upstairs, there are four bedrooms, including a master bedroom with en suite, as well as a family bathroom. Outside, the home benefits from a garden, garage, and driveway, making it an ideal choice for families seeking both comfort and practicality.

**GEORGE
DAVID**

AYRES CLOSE

- POPULAR RESIDENTIAL LOCATION
- IMMACULATE FOUR BEDROOM DETACHED HOME
- STUNNING MODERN KITCHEN WITH LARGE ISLAND
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- MAIN BEDROOM WITH EN SUITE
- CLOSE TO STOKE MANDEVILLE HOSPITAL
- EXCELLENT ROAD LINKS TO THAME AND OXFORD
- PARTLY CONVERTED GARAGE
- DOWNSTAIRS CLOAKROOM
- SPACIOUS LIVING ROOM / DINING ROOM



LOCATION

The Willows is a small development constructed in the late 1980`s situated to the south west of Aylesbury. The location offers good access on foot or by bike towards Aylesbury college, Stoke Mandeville Hospital, Aylesbury Train Station and the town centre. There is good access by road to the town centre and going in the other direction towards Thame and Oxford. There are amenities within close walking distance including a small shopping parade, doctor`s surgery and Infant/Junior School.

ACCOMMODATION

The property is entered via a welcoming entrance hall with stairs rising to the first floor. To the front, the living room is a bright and elegant space, featuring a large bay window that floods the room with natural light, complemented by bespoke built-in storage units. This room flows seamlessly through to the dining area, which boasts a stylish built-in bar unit and sliding doors opening onto the rear garden.

Undoubtedly the highlight of the home is the impressive modern kitchen, thoughtfully designed with both style and functionality in mind. It features a large central island with an inset gas hob, along with a range of integrated appliances including a fridge, oven, grill, dishwasher and washing machine. There is ample space for a dining table, and sliding doors provide further access to the garden, creating a

wonderful indoor-outdoor living experience.

An inner hall provides access to the garage and a contemporary downstairs cloakroom.

Upstairs, the first-floor landing offers loft access and an airing cupboard. There are four well-proportioned bedrooms, each benefiting from built-in wardrobes, with the master bedroom enjoying its own en suite shower room. A stylish and modern family bathroom serves the remaining bedrooms.

Externally, the enclosed rear garden has been thoughtfully landscaped, featuring a patio area with a pergola, a well-maintained lawn, built-in planters and a shed. The garage has been partially converted, offering useful additional storage space, while the driveway provides off-road parking for multiple vehicles.

This exceptional home combines modern living with practical design, making it an ideal choice for families seeking space, comfort and convenience in a prime location.

AYRES CLOSE





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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire Council

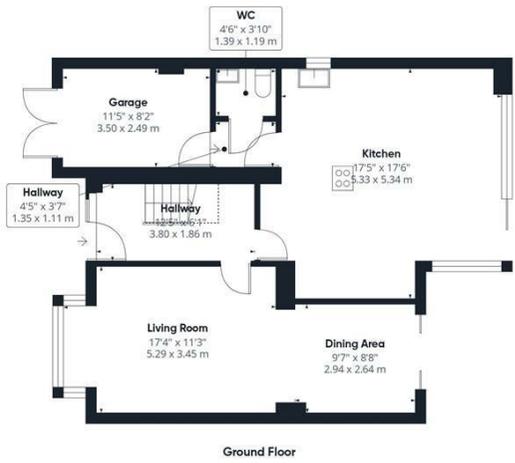
Council Tax – Band E

Viewings – By Appointment Only

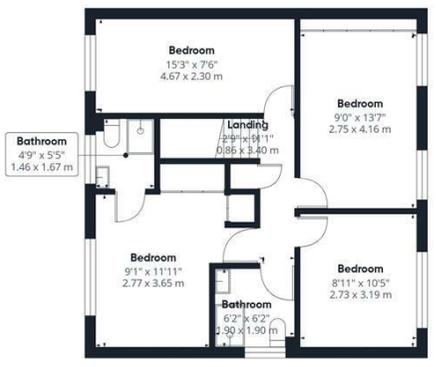
Floor Area – 1359.00 sq ft

Tenure – Freehold





Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1359 ft²
 126.1 m²

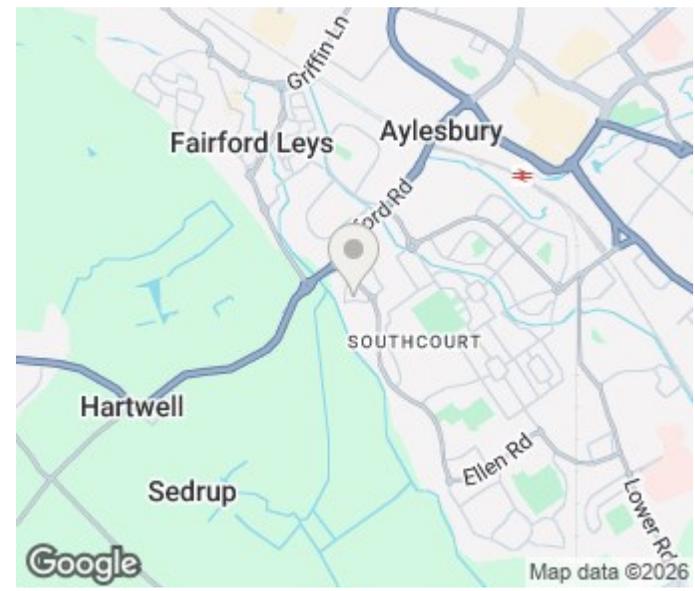
Reduced headroom
 16 ft²
 1.5 m²

(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.

GIRAFFE 360



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		EU Directive 2002/91/EC	
			82
		69	

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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