





LEWIS CLOSE, BUCKINGHAM PARK, AYLESBURY

PRICE £575,000

FREEHOLD

A spacious four/five bedroom detached family home situated on the Buckingham Park development. Arranged over three floors, the property offers flexible and well-presented accommodation, comprising a modern kitchen, separate dining room, and cloakroom on the ground floor. The first floor features a living room, which could also be used as a fifth bedroom, together with a double bedroom benefiting from an en suite. The second floor offers three further bedrooms and a family bathroom. Outside, the property enjoys a landscaped garden, along with a garage and an off-road parking space to the rear.

GEORGE DAVID

LEWIS CLOSE

• BUCKINGHAM PARK DEVELOPMENT • FOUR/FIVE BEDROOM DETACHED FAMILY HOME • FLEXIBLE ACCOMMODATION • ARRANGED OVER THREE FLOORS • LANDSCAPED REAR GARDEN • GARAGE AND OFF ROAD PARKING • EASY ACCESS TO TOWN • CLOSE TO SCHOOLS • EN SUITE TO MASTER BEDROOM • DOWNSTAIRS WC





LOCATION

Buckingham Park is a popular modern residential development on the northern edge of Aylesbury, offering a family-friendly setting with excellent everyday amenities and convenient transport connections. The area benefits from a local shopping parade, community centre, cafés, takeaway restaurants, and schooling, together with parks, play areas, and open green spaces that create a strong community atmosphere. Buckingham Park is ideally positioned for commuters, with easy access to the A41 linking towards Bicester, Milton Keynes, and London. Aylesbury town centre and mainline railway stations are within easy reach, providing regular services to London Marylebone.

ACCOMMODATION

The property is entered via an entrance hall with stairs rising to the first floor and access to a convenient cloakroom. The well-appointed kitchen is fitted with a range of wall and base units incorporating an inset gas hob with oven below and cooker hood over. Integrated appliances include a washing machine and dishwasher, with additional space for a fridge/freezer and a dining table, creating an excellent everyday family space. Double doors open directly onto the rear garden, allowing plenty of natural light and easy access for outdoor entertaining. The triple-aspect dining room provides a superb reception space, enjoying an abundance of natural light and further doors opening onto the garden.

The first floor offers flexible accommodation, comprising a living room which could equally serve as a fifth bedroom, depending on individual requirements. The spacious master bedroom benefits from a stylish en suite shower room.

The second floor provides three further bedrooms, all served by a family bathroom.

Outside, the landscaped rear garden has been thoughtfully designed for both relaxation and entertaining. A large decked seating area with attractive raised planters provides the perfect space for al fresco dining, complemented by a lawned area and an additional patio. A particular highlight is the superb garden bar, complete with power, creating an ideal entertaining space.

A courtesy door provides access to the garage, which is equipped with an up-and-over door, light and power. The garage is positioned to the rear of the property with the added benefit of an off-road parking space directly in front.

This fantastic home combines flexible accommodation with excellent outdoor space, making it an ideal choice for growing families.

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.

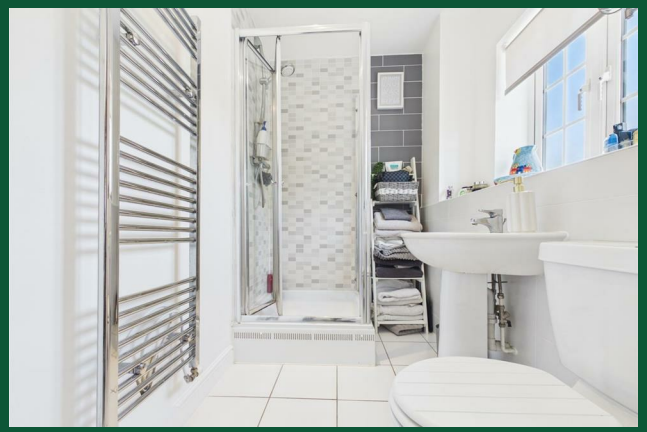
Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

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.

LEWIS CLOSE















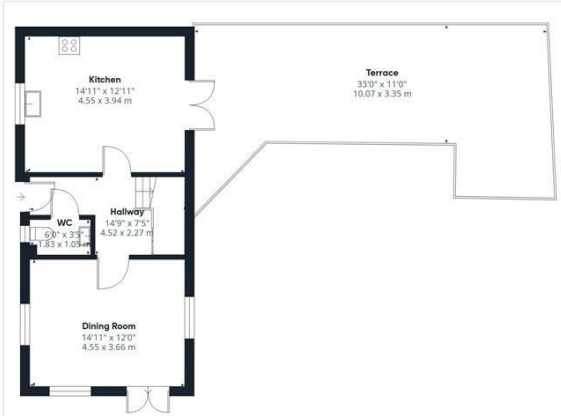
LEWIS CLOSE

ADDITIONAL INFORMATION

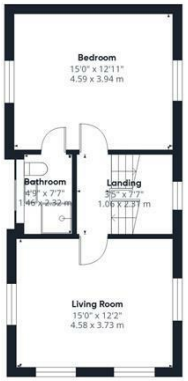
Local Authority – Buckinghamshire
Council Tax – Band F
Viewings – By Appointment Only
Floor Area – 1561.00 sq ft
Tenure – Freehold



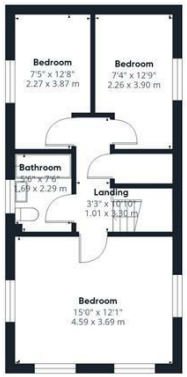




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area(1)

1561 ft²
145.1 m²

Balconies and terraces

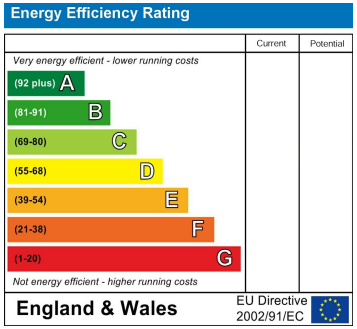
434 ft²
40.3 m²

(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.

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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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