



BARNARD CRESCENT, AYLESBURY, BUCKINGHAMSHIRE

PRICE £325,000

FREEHOLD

A three bedroom terraced house located on the south side of Aylesbury, conveniently situated within walking distance of Stoke Mandeville Hospital and local amenities. The accommodation comprises an entrance hall leading to a living room/dining room, kitchen, ground-floor WC, three bedrooms and a family bathroom. The property also benefits from front and rear gardens and on-street parking.



BARNARD CRESCENT

- SOUTH SIDE OF AYLESBURY • THREE BEDROOM TERRACED HOUSE • WALKING DISTANCE TO STOKE MANDEVILLE HOSPITAL • ON STREET PARKING • ENCLOSED REAR GARDEN • DUAL ASPECT LIVING/DINING ROOM • DOWNSTAIRS WC • FAMILY BATHROOM



LOCATION

Situated to the south of Aylesbury's town centre and within short walking distance of Stoke Mandeville Hospital. The estate is just over a mile walk to the town centre and train station and benefits from several amenities close by including a sport centre/gym, convenience store, take away and sports/social club with squash courts. The estate is situated within the Aylesbury Grammar School Catchment area for secondary education. At primary level the estate falls into the catchment area for William Harding Combined school.

ACCOMMODATION

The property is approached via a front garden laid mainly to lawn with a pathway leading to the front door. Upon entering, you are welcomed by a bright entrance hall, complete with stairs rising to the first floor and a useful storage cupboard. There is also a convenient downstairs WC.

The generous dual-aspect living/dining room, provides an excellent space for both relaxing and entertaining. Sliding doors allow natural light to flood the room and provide direct access to the rear garden.

The kitchen is fitted with an inset electric hob, integrated oven and grill, and offers space for a fridge, washing machine and dishwasher. A door from the

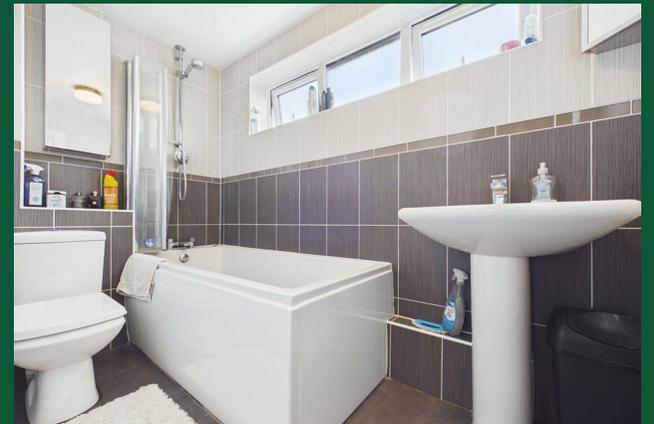
kitchen also leads directly out to the garden, enhancing the practicality of the layout.

On the first floor, the landing provides access to the loft and leads to three bedrooms, with the main bedroom benefiting from a built-in wardrobe. A family bathroom including an Aqualisa shower, completes the upstairs accommodation.

Externally, the enclosed rear garden features a patio area, gravelled sections for low-maintenance upkeep, built-in planters, and a brick-built shed with lighting and power. There is also gated rear access.

The property further benefits from on-street parking and enjoys a convenient location close to local amenities, schools and transport links.

BARNARD CRESCENT





Ground Floor



Floor 1

Approximate total area⁽¹⁾
832 ft²
77.3 m²

Reduced headroom
9 ft²
0.8 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	

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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