



WEST STREET, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £310,000

FREEHOLD

A beautifully presented THREE BEDROOM bay fronted character home situated in a quiet road within WALKING DISTANCE TO THE TOWN CENTRE AND TRAIN STATION. The property benefits from two separate reception rooms and good size, westerly facing rear garden.



WEST STREET

- BAY FRONTED CHARACTER HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- WALKING DISTANCE TO THE TOWN CENTRE AND TRAIN STATION
- RE-FITTED BATHROOM SUITE
- CONNECTING CONSERVATORY
- GOOD SIZE WESTERLY FACING REAR GARDEN
- EXPOSED, ORIGINAL FLOORBOARDS
- UPVC DOUBLE GLAZING
- GAS TO RADIATOR CENTRAL HEATING



ACCOMMODATION

Situated in a popular and convenient location, this attractive bay-fronted home offers a wonderful blend of character features and modern improvements, making it an ideal purchase for families, first-time buyers or investors alike.

The property opens into an entrance porch leading to two well-proportioned reception rooms, benefiting from exposed floorboards in the living room and the original floorboards in the dining room. Both rooms have fireplaces that enhance the home's period charm. To the rear, a bright conservatory provides a pleasant additional living space and connects seamlessly to the kitchen, creating a sociable and practical layout ideal for everyday living and entertaining.

The ground floor further benefits from a refitted bathroom suite, finished to a modern standard.

Upstairs, the first floor comprises three bedrooms and a landing with loft access, offering potential for additional storage or future conversion (subject to the necessary consents). The third bedroom has original floorboards.

This home has been thoughtfully improved, including:

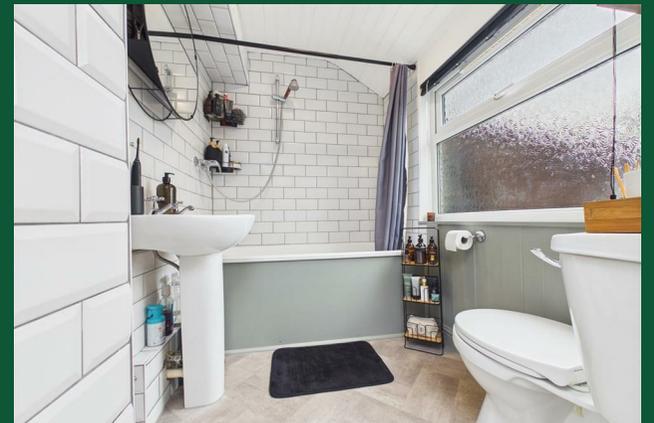
- Replacement central heating boiler
- Gas to radiator central heating
- UPVC double glazing throughout
- Mostly replastered interiors
- New soffits, fascia's, and gutters
- Replacement conservatory roof

- Repointed exterior brickwork

Externally, the property boasts a generous west-facing rear garden, perfect for enjoying afternoon and evening sun. The garden features a paved patio area, lawn, mature cherry tree, storage shed, and a convenient side access gate.

A well-maintained and characterful home with valuable updates already completed early viewing is highly recommended.

WEST STREET





Approximate total area^①
791 ft²
73.5 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.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		51	
(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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