



HIGHBRIDGE ROAD, AYLESBURY, BUCKINGHAMSHIRE

PRICE £365,000

FREEHOLD

Three bedroom semi-detached home in a central location, within easy reach of the town centre, mainline station and grammar schools. Offered with no upper chain and potential to extend (stpp), the property features a living room, separate dining room, kitchen, three bedrooms and a family bathroom. Outside, there is a private garden, making it an ideal home for families or commuters alike.



HIGHBRIDGE ROAD

- THREE BEDROOM SEMI-DETACHED HOME
- CENTRAL LOCATION
- NO UPPER CHAIN
- LARGER THAN AVERAGE REAR GARDEN
- POTENTIAL TO EXTEND STPP
- WALKING DISTANCE TO GRAMMAR SCHOOLS
- CLOSE TO TOWN CENTRE
- GOOD SIZE BEDROOMS



LOCATION

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station (Marylebone 1 hour). Aylesbury is particularly well served by three of the area's top performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed). Inspired by the rolling Chiltern Hills, the Aylesbury Waterside Theatre provides an entertaining evening out at the heart of the Canalside and beautiful outdoor purpose-built restaurant and entertainment.

ACCOMMODATION

The accommodation begins with an entrance hall, complete with stairs rising to the first floor. To the front, there is a comfortable living room, while a separate dining room provides an ideal space for family meals or entertaining guests. The kitchen is fitted with a range of units and offers space for appliances, along with a useful storage cupboard.

Upstairs, the property comprises three well proportioned bedrooms and a family bathroom, fitted with a shower cubicle, WC and wash hand basin.

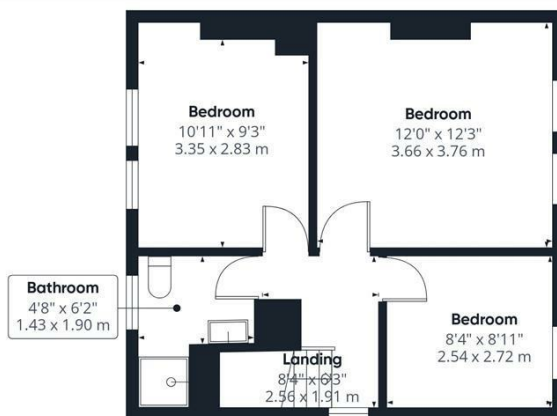
Externally, the property benefits from a larger-than-average rear garden, mainly laid to lawn, with a garden shed and gated access to the front. The front garden is arranged with a variety of plants and shrubs.

HIGHBRIDGE ROAD





Ground Floor



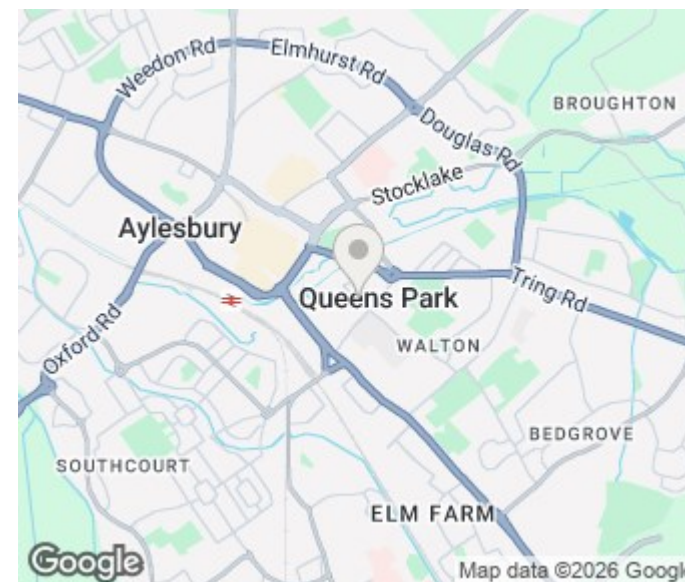
Floor 1

Approximate total area⁽¹⁾
850 ft²
78.9 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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(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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