



## HIGHBRIDGE ROAD, AYLESBURY, BUCKINGHAMSHIRE

PRICE £350,000  
FREEHOLD

A beautifully presented and extended THREE BEDROOM, bay fronted character home situated within WALKING DISTANCE to the Town Centre, Train Station and Theatre. Benefits include: GARAGE AND PARKING - Short walk to the Grammar and High Schools - Extended kitchen



# HIGHBRIDGE ROAD

- BAY FRONTED CHARACTER HOME
- THREE BEDROOMS
- GARAGE TO THE REAR WITH PARKING
- LIVING ROOM WITH WORKING FIREPLACE
- EXTENDED KITCHEN OPEN PLAN TO DINING ROOM
- GOOD SIZE REAR GARDEN
- REPLACEMENT DOUBLE GLAZED WINDOWS AND FRONT DOOR
- FOUR PIECE BATHROOM WITH ORIGINAL CLAW FOOT BATH
- WALKING DISTANCE TO TOWN AND STATION
- CLOSE TO TOP SCHOOLS



## 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. Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41 leading towards London/M25.

## ACCOMMODATION

To the front of the property is a bay-fronted living room, filled with natural light and featuring a fireplace that adds warmth and character. The dining area boasts a log burner, creating a cosy focal point and flows seamlessly into the open-plan kitchen.

The kitchen is fitted with modern units, an integrated double oven, inset gas hob with cooker hood, and space for appliances. A skylight enhances the space with additional natural light, giving the kitchen a bright and airy feel. The family bathroom is a real highlight,

featuring a freestanding claw-foot bathtub, a separate shower cubicle, wash basin, and WC — combining traditional style with modern comfort.

Upstairs, the property offers three bedrooms, including two doubles and a versatile third room ideal as a child's bedroom, guest room, or home office.

To the rear, the enclosed garden offers a variety of spaces for relaxing and entertaining, including a decked seating area, a well-maintained lawn with borders and a gravelled section for low-maintenance enjoyment. At the end of the garden is a garage with off-road parking.

This is a wonderfully presented home with character features and contemporary updates throughout, offering spacious accommodation both inside and out.

## HIGHBRIDGE ROAD





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## ADDITIONAL INFORMATION

**Local Authority** – Buckinghamshire

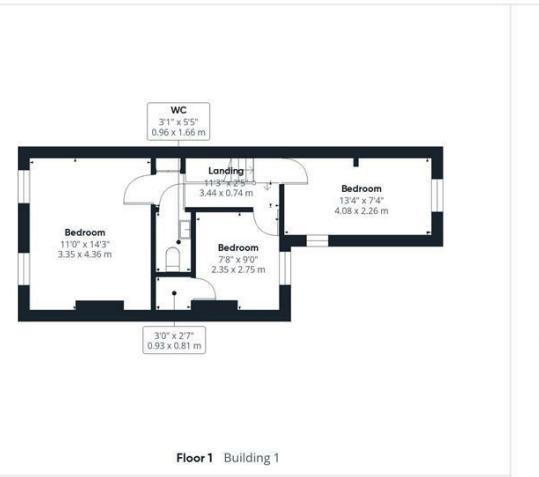
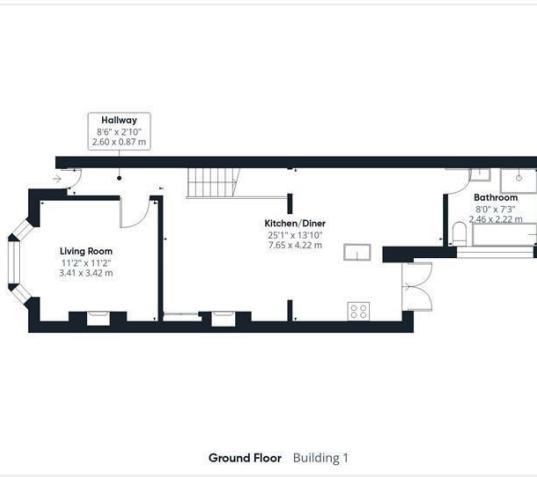
**Council Tax** – Band C

**Viewings** – By Appointment Only

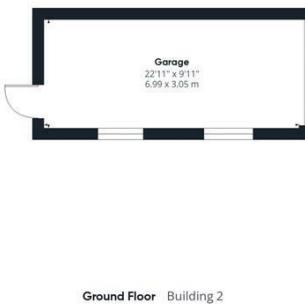
**Floor Area** – 1158.00 sq ft

**Tenure** – Freehold





Approximate total area<sup>(1)</sup>  
1158 ft<sup>2</sup>  
107.7 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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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