



GRAFTON ROAD, QUARRENDON, AYLESBURY

OFFERS IN EXCESS OF £325,000

FREEHOLD

This three bedroom terraced property offers spacious and versatile accommodation, making it an ideal investment opportunity or family home. The ground floor features multiple reception rooms, providing flexible living and dining space, alongside a fitted kitchen. To the first floor are three bedrooms, bathroom and a separate WC. Externally, the property benefits from a rear garden and a driveway. Offered with no upper chain, this home presents an excellent opportunity for buyers looking to modernize or invest in a well-connected area close to schools, local amenities and parks. Early viewing is highly recommended.



GRAFTON ROAD

- POPULAR LOCATION • THREE BEDROOM TERRACED HOUSE • NO UPPER CHAIN • DRIVEWAY PARKING • IDEAL INVESTMENT OPPORTUNITY • CLOSE TO SCHOOLS, PARKS AND AMENITIES • ENCLOSED REAR GARDEN • MULTIPLE RECEPTION ROOMS

LOCATION

The estate is situated to the north of Aylesbury's town centre with good access by road towards the A41 north/M40 and heading south to the M25. The estate sides onto fields on its northern edge offering plenty of opportunity for Dog Walking. Further amenities include: Two primary schools, a Secondary School, Doctors surgery, Convenience stores, Chemists, Pub restaurant and several children's playgrounds. Aylesbury Parkway Station is situated fairly close by and can be direct accessed by foot or bicycle from the 'Waddesdon Greenway'.

ACCOMMODATION

The accommodation begins with an enclosed porch leading through to a hallway with stairs rising to the first floor. To the front of the property is a bright and comfortable reception room, ideal for use as a living room.

To the rear, the kitchen is fitted with a range of units and features an inset gas hob with oven below, space for a washing machine, a useful storage cupboard, breakfast bar and a wall-mounted boiler. A door provides direct access to the rear garden. Positioned off the kitchen is a second reception room, offering flexible living space that could be utilised as a dining room, family room or office.

The first floor landing provides access to the loft and

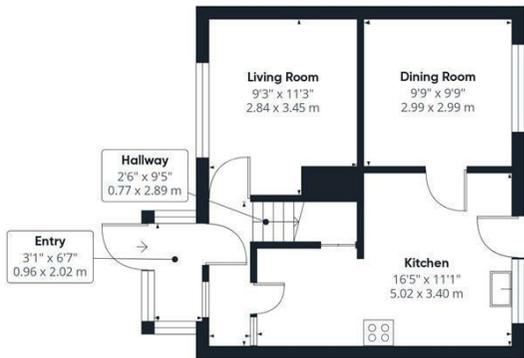
includes an airing cupboard. There are three bedrooms, along with a separate WC and a bathroom, offering practical convenience for busy households.

Externally, the rear garden features a patio area along with a lawned section. To the front of the property there is driveway parking.



GRAFTON ROAD





Ground Floor



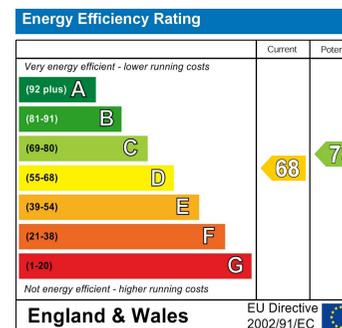
Floor 1

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



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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