



ALBANY PLACE, QUARRENDON, AYLESBURY

PRICE £275,000

FREEHOLD

Situated on the north side of Aylesbury, this spacious two bedroom semi-detached home is ideally located close to local schools and a range of everyday amenities. Offered to the market with no upper chain, the property provides well-proportioned accommodation throughout, comprising a living room, kitchen, and a convenient downstairs bathroom. To the first floor are two good-sized double bedrooms. Externally, the property benefits from a private rear garden, a garage, and off-road parking, making it an ideal purchase for first-time buyers, downsizers, or investors alike.



ALBANY PLACE

- NORTH SIDE OF AYLESBURY • TWO BEDROOM
- SEMI DETACHED HOUSE • NO UPPER
- CHAIN • CLOSE TO LOCAL SCHOOLS AND
- AMENITIES • DOWNSTAIRS BATHROOM • SPACIOUS
- ACCOMMODATION THROUGHOUT • TWO GENEROUS
- BEDROOMS • ENCLOSED REAR GARDEN • GARAGE
- AND PARKING • SHOWER TO BEDROOM ONE



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 entrance hall featuring stairs rising to the first floor. The ground floor offers a well-proportioned living room, complete with an electric fireplace and a useful storage cupboard. The kitchen is fitted with a range of units and includes an inset gas hob with cooker hood, integrated oven and grill, space for a fridge and washing machine, and a breakfast bar. A storage cupboard provides additional practicality, and a door leads directly out to the rear garden. Also located on the ground floor is a convenient family bathroom.

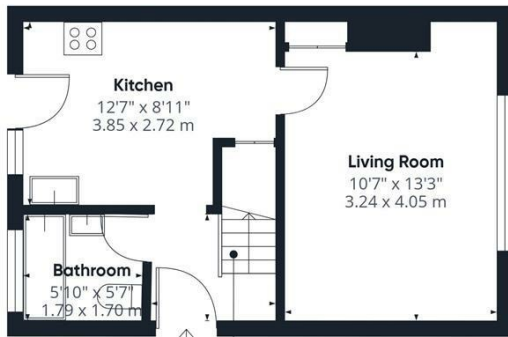
To the first floor, there is loft access and two generous double bedrooms. Bedroom one benefits from a fitted shower, adding further convenience.

Externally, the property features an enclosed rear garden with a patio area, ideal for outdoor dining and entertaining. There is a courtesy door providing access to the garage. To the rear of the garden, off-road parking is available with gated access, which is approached via a service road.

This well-located and versatile home combines space, practicality, and potential, making it a must-see property.

ALBANY PLACE





Ground Floor



Floor 1

Approximate total area⁽¹⁾
656 ft²
60.9 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.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		72	
(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

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk

