



BARNARD CRESCENT, AYLESBURY, BUCKINGHAMSHIRE

PRICE £345,000
FREEHOLD

A well located three bedroom end-of-terrace house situated on the south side of Aylesbury, within walking distance of Stoke Mandeville Hospital, local amenities and schools. The property offers versatile accommodation including a home office, spacious living/dining room, kitchen and ground floor WC/utility. Upstairs provides three bedrooms and a family bathroom. Externally, the home benefits from front and rear gardens and convenient on-street parking, making it an ideal choice for families or professionals.



BARNARD CRESCENT

- SOUTH SIDE OF AYLESBURY • THREE BEDROOM END-OF-TERRACE HOUSE • WALKING DISTANCE OF STOKE MANDEVILLE HOSPITAL • DUAL ASPECT LIVING / DINING ROOM • WC / UTILITY • FRONT AND REAR GARDENS • CLOSE TO LOCAL AMENITIES AND SCHOOLS • HOME OFFICE



LOCATION

Situated in a convenient position just south of Aylesbury's town centre and within close walking distance to Stoke Mandeville Hospital. The estate is just over a mile walk to the town centre and has several amenities close by including a Gym/Sports Centre, Asda Supermarket, Convenience Store and Take Away. There is a choice of train stations at Aylesbury Central and Stoke Mandeville offering mainline services into London Marylebone, both of which are under two miles away. The local Primary School, William Harding Combined, is within short walking distance and the estate falls into the Aylesbury Grammar School catchment area.

ACCOMMODATION

The property is entered via a welcoming entrance hall which provides access to a useful home office. Also located on the ground floor is a WC/utility with space and plumbing for a washing machine. The dual-aspect living/dining room offers a bright and spacious area with ample room for both living and dining furniture, further enhanced by double doors opening directly onto the garden. The kitchen has space for a fridge, washing machine, cooker, and dishwasher, and benefits from a door providing additional access to the garden.

To the first floor, the landing offers loft access and leads to three well proportioned bedrooms, with

built-in wardrobes to bedrooms one and two. The accommodation is completed by a family bathroom.

Externally, the property features a low-maintenance rear garden comprising a paved patio area, raised decking and gated rear access. To the front, there is a garden with a paved area, lawn and a shed, providing additional storage.

This versatile home is ideally suited to families or professionals seeking a convenient and well connected location.

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ADDITIONAL INFORMATION

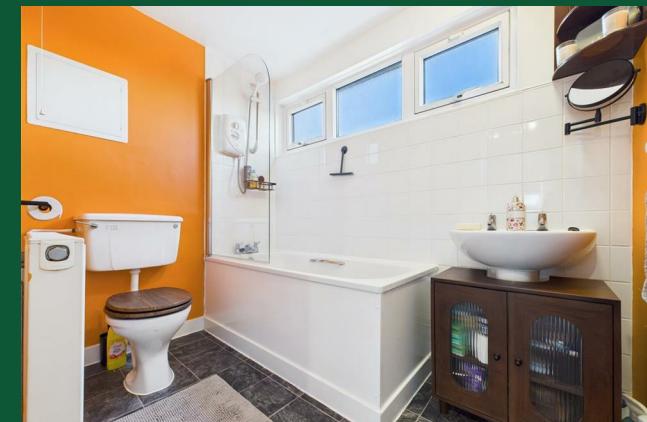
Local Authority – Buckinghamshire

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 938.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F		66
(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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