



KINGS ROAD, AYLESBURY, BUCKINGHAMSHIRE

ASKING PRICE £300,000

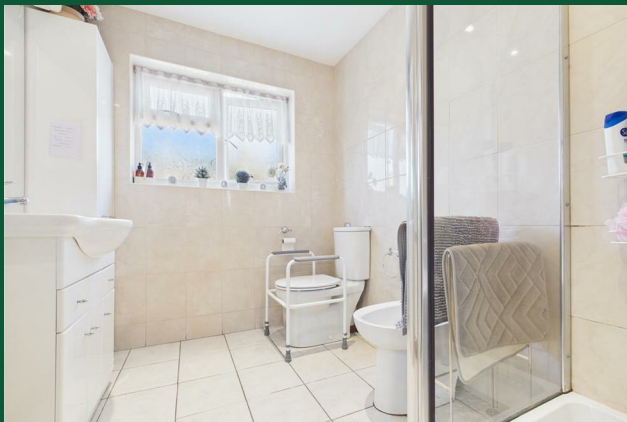
FREEHOLD

Situated in a central location, this spacious three bedroom terraced house is offered to the market with no upper chain. Ideally positioned within easy reach of highly regarded schools, the town centre and the mainline station, the property offers excellent convenience for families and commuters alike. The accommodation comprises a living room/dining room, kitchen, utility room and a downstairs shower room. Upstairs are three bedrooms and a separate WC. Outside, the property benefits from a private rear garden.



KINGS ROAD

- THREE BEDROOM TERRACED HOUSE • NO UPPER CHAIN • CENTRAL LOCATION • EASY REACH OF HIGHLY REGARDED SCHOOLS • GROUND FLOOR SHOWER ROOM • SPACIOUS LIVING ROOM/DINING ROOM • FULLY PAVED REAR GARDEN • WALKING DISTANCE TO TOWN & STATION



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

The property is approached via an entrance hall with stairs rising to the first floor. To the front is a spacious living room which opens seamlessly into the dining area, creating an excellent space for both everyday living and entertaining.

The kitchen is fitted with a range of units and provides space for a freestanding cooker and an under-counter fridge. Leading from the kitchen is a practical utility room with space for a fridge/freezer, washing machine and an additional appliance, together with a

door providing access to the rear garden.

Completing the ground floor is a fully tiled shower room, fitted with an enclosed shower cubicle, hand basin set within a vanity unit, WC and bidet.

On the first floor, the landing provides access to the loft and serves three well-proportioned bedrooms, along with a separate WC for added convenience.

Outside, the low-maintenance garden is fully paved, offering an ideal space for outdoor seating. A brick-built shed benefits from both power and lighting, providing excellent storage or workshop potential, while gated rear access adds further practicality.

With its spacious accommodation, useful outbuildings, no onward chain and superb central location close to excellent schools, the town centre and station, this property presents an outstanding opportunity for buyers seeking a well-located home with plenty of potential.

KINGS ROAD





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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