



ALBION STREET, AYLESBURY, BUCKINGHAMSHIRE

PRICE £345,000

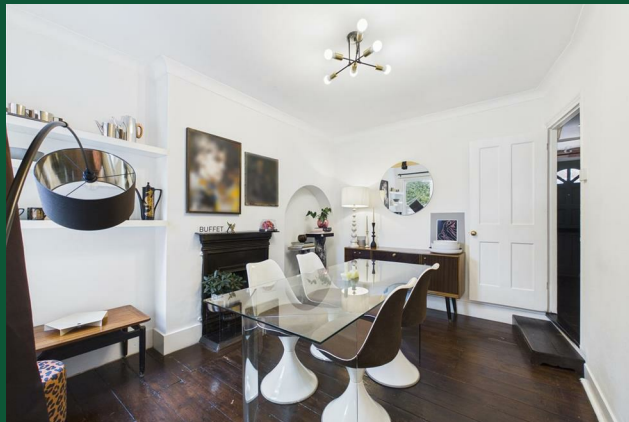
FREEHOLD

A well presented three bedroom terraced home ideally located in a central position, within easy walking distance of the town centre and train station. The property offers spacious accommodation including a living room, dining room, and fitted kitchen, along with three bedrooms and a family bathroom. Outside, there is a low-maintenance garden, perfect for convenient everyday living.



ALBION STREET

- CENTRAL LOCATION • THREE BEDROOM TERRACED HOME • WELL PRESENTED THROUGHOUT • MODERN GALLEY STYLE KITCHEN • LOW MAINTENANCE GARDEN • WALKING DISTANCE TO TOWN CENTRE • WALKING DISTANCE TO STATION • MULTIPLE RECEPTION ROOMS



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 accommodation begins with an entrance hall featuring stairs rising to the first floor. To the front of the property is a bright living room, complete with a feature fireplace. The separate dining room also benefits from a feature fireplace, creating an ideal space for entertaining or family meals.

To the rear, the property offers a galley kitchen fitted with an inset gas hob, oven and cooker hood. There is space for a fridge, washing machine and dishwasher, along with a useful breakfast bar. Sliding

doors provide direct access to the rear garden, allowing for plenty of natural light and a seamless connection between indoor and outdoor living.

The first floor landing provides access to the loft and leads to three bedrooms, with the main bedroom benefiting from a built-in wardrobe. The family bathroom is fitted with a modern suite comprising a walk-in shower, bathtub, WC and wash hand basin.

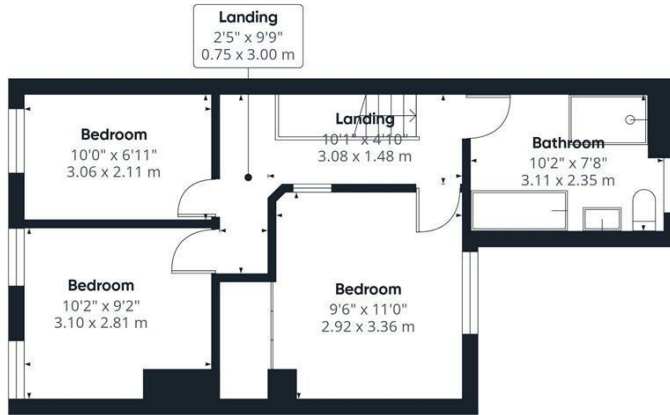
Externally, the property boasts a fully paved rear garden with a gravel border for ease of maintenance, as well as gated access to the front.

ALBION STREET





Ground Floor



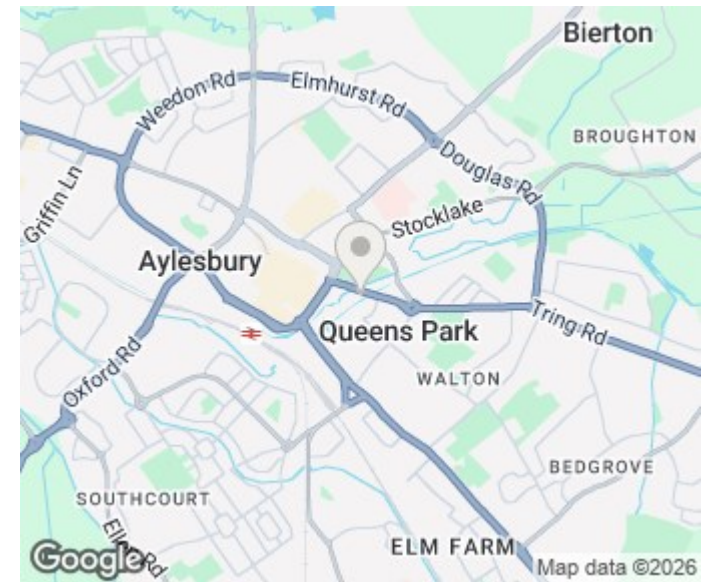
Floor 1

Approximate total area⁽¹⁾
821 ft²
76.4 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		
(55-68)	D	62	
(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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