



BARNSBURY AVENUE, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £275,000

SHARE OF FREEHOLD

A two bedroom first-floor maisonette situated in the popular area of Broughton. The property is offered for sale with a share of the freehold and no upper chain, making it an attractive option for both homeowners and investors. The accommodation comprises a living room, kitchen, two bedrooms and a bathroom. Outside, the property benefits from a garden along with a garage, providing valuable additional storage and parking.



BARNSBURY AVENUE

- TWO BEDROOM FIRST FLOOR MAISONETTE • BROUGHTON • SHARE OF THE FREEHOLD • NO UPPER CHAIN • GARAGE AND OFF ROAD PARKING • TWO DOUBLE BEDROOMS • PRIVATE REAR GARDEN • GOOD COMMUTER LINKS



LOCATION

Broughton estate is situated just over a mile from the town centre on the popular south side of Aylesbury. The estate has two schools, Broughton Infant and Junior, providing education up to secondary level and is within walking distance of the highly regarded Grammar and High Schools. There is good transport links towards London/M25, particularly on the A41 which can be accessed directly from the estate, but also from the nearby A413. There is a choice of mainline services into London Marylebone at Aylesbury and Stoke Mandeville Stations both of which are a couple of miles away. The location is ideal for families with several parks and playgrounds nearby. There is a parade of shops and nursery on the estate at Parton Road and a doctor's surgery and petrol station close by.

ACCOMMODATION

The property has its own private front door, opening into the entrance hall, where stairs rise to the first floor. The hall also benefits from a useful storage cupboard, providing convenient additional household storage.

Upstairs, the landing provides access to all rooms and features access to the loft.

The kitchen is fitted with a range of wall and base units, with work surfaces incorporating an inset

electric hob and integrated oven and grill. There is also space and plumbing for a washing machine, together with space for a fridge/freezer.

The living room provides a comfortable and versatile reception space, suitable for both relaxing and entertaining.

There are two double bedrooms, offering flexibility for a variety of household needs, with the second bedroom also suitable for use as a home office or guest room.

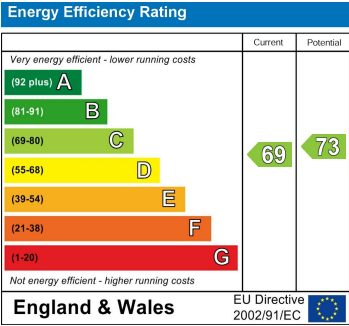
The modern bathroom comprises a WC, wash basin with storage beneath, and a bathtub with shower over. A heated towel rail completes the room.

Outside, the property benefits from an enclosed private rear garden, predominantly laid to lawn with a decked patio area, providing an attractive and manageable outdoor space for seating, entertaining or enjoying the warmer months.

The property also benefits from a garage, with off-road parking directly in front of the garage, providing useful parking and storage facilities.

BARNSBURY AVENUE





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

