



ATLANTA WAY, AYLESBURY, BUCKINGHAMSHIRE

PRICE £350,000

FREEHOLD

An attractive and well maintained two bedroom semi-detached house situated on the south side of Aylesbury, conveniently located close to Stoke Mandeville Hospital and local amenities. The property offers a modern kitchen, cloakroom, spacious living room, two double bedrooms and a family bathroom. Outside benefits include a private garden and two allocated parking spaces.



ATLANTA WAY

- SOUTH SIDE OF AYLESBURY • SEMI DETACHED HOUSE • TWO DOUBLE BEDROOMS • MODERN SHAKER STYLE KITCHEN • CLOSE TO STOKE MANDEVILLE HOSPITAL • SPACIOUS LIVING/DINING ROOM • PRIVATE REAR GARDEN • CLOAKROOM



LOCATION

Situated within a modern residential development in Aylesbury, the area forms part of the Aylesbury South East district, combining a peaceful neighbourhood feel with excellent access to everyday amenities. Aylesbury town centre is within easy reach, providing a wide range of shopping, dining and leisure facilities, along with the Waterside Theatre and canal-side attractions. The town also benefits from a mainline railway station with direct services to London Marylebone in around an hour, making it well-suited for commuters. The location is well served by reputable local schooling, including highly regarded grammar schools, and offers convenient access to supermarkets, retail parks and healthcare facilities.

ACCOMMODATION

The accommodation comprises an entrance hall with stairs rising to the first floor and a convenient cloakroom. To the front of the property is a modern kitchen fitted with a range of shaker style wall and base units with complementary worktops, inset electric hob with oven below, splashback and cooker hood. Integrated appliances include a fridge freezer and dishwasher, with additional space for a washing machine.

To the rear is a spacious living room offering ample room for both living and dining furniture, with doors opening directly onto the rear garden, creating an

ideal space for entertaining and everyday living.

The first floor landing provides access to the loft and leads to two double bedrooms, both benefitting from built-in wardrobes, along with a family bathroom fitted with a modern suite.

Outside, the rear garden features a patio seating area, lawn, built-in planters with small trees and a garden shed. To the front of the property are two allocated parking spaces.

NOTE

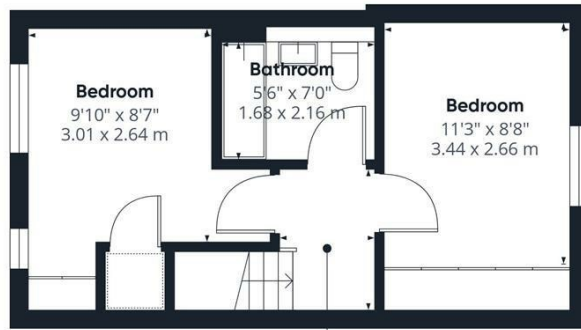
Annual service charge of £300. Crest Nicholson Home with 3 year remaining NHBC guarantee.

ATLANTA WAY





Ground Floor



Floor 1



Approximate total area⁽¹⁾
618 ft²
57.5 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		97
(81-91) B	83	
(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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