



HANOVER CLOSE, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £350,000
FREEHOLD

Spacious three bedroom end-of-terrace home in a popular residential location close to schools and local amenities. Offered with no upper chain, the property features a living room, kitchen, and utility room, along with three well-proportioned bedrooms and a family bathroom. Outside, there is a private garden with a large garden room, while the front offers a gated driveway providing off-street parking and two useful outhouses for additional storage.



HANOVER CLOSE

- POPULAR RESIDENTIAL LOCATION • NO UPPER CHAIN • SPACIOUS THREE BEDROOM HOUSE • GATED GRAVELLED FRONT GARDEN • FAMILY BATHROOM SUITE • LARGE GARDEN ROOM • CLOSE TO SCHOOLS AND LOCAL AMENITIES • GATED DRIVEWAY • TWO ADDITIONAL OUTHOUSES • UTILITY ROOM



LOCATION

The estate is situated to the north of Aylesbury's town centre with good access by road towards the A41 north/M40 and heading south to the M25. The estate sides onto fields on its northern edge offering plenty of opportunity for Dog Walking. Further amenities include: Two primary schools, a Secondary School, Doctors surgery, Convenience stores, Chemists, Pub restaurant and several children's playgrounds. Aylesbury Parkway Station is situated fairly close by and can be direct accessed by foot or bicycle from the 'Waddesdon Greenway'.

ACCOMMODATION

The property is approached via a gated, gravelled front garden featuring built-in planters, creating an attractive and welcoming first impression. The entrance hall provides access to the main living areas and stairs rising to the first floor.

The dual-aspect living room is bright and spacious, with sliding doors opening directly onto the rear garden, allowing plenty of natural light and providing an ideal space for both relaxing and entertaining. The stylish kitchen is well-appointed with a breakfast bar, space for a range-style cooker, an inset butler-style sink, integrated microwave, space for a fridge, and ample worktop and cupboard space.

A practical utility room offers additional storage along

with space for a washing machine and tumble dryer, and provides doors leading to both the front and rear of the property for added convenience.

Upstairs, the first-floor landing provides loft access and leads to three bedrooms and a bathroom suite.

Externally, the landscaped rear garden is designed for both relaxation and entertaining, featuring a large patio area with steps leading up to a gravelled section with a pond. To the rear of the garden there is a decked area with gated access and entry to a large garden room with light and power, offering a versatile space suitable for a home office, studio or gym.

To the front of the property, gates open onto a gravelled driveway, providing off-street parking and access to two useful outhouses, both benefiting from light and power.

This well-presented home offers excellent space both inside and out, making it an ideal choice for families or buyers seeking a property in a convenient and well-connected location.

HANOVER CLOSE





HANOVER CLOSE

ADDITIONAL INFORMATION

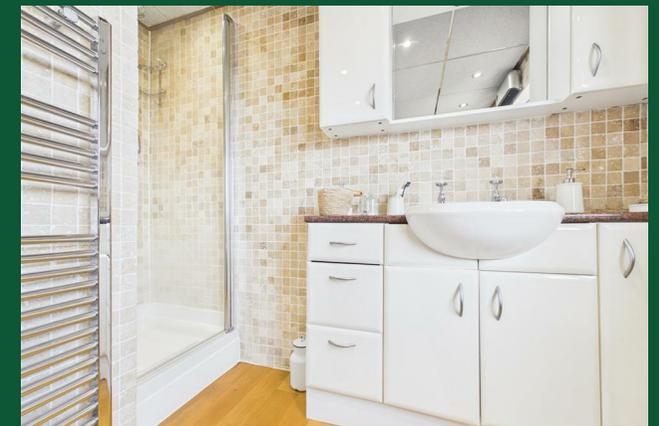
Local Authority – Buckinghamshire

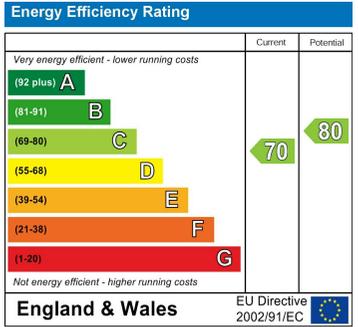
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1185.00 sq ft

Tenure – Freehold





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

