



## THRASHER ROAD, SOUTHCOURT, AYLESBURY

**PRICE £360,000**

**FREEHOLD**

Situated on the southside of Aylesbury, this well proportioned three bedroom semi-detached house offers spacious family living in a convenient location, within walking distance of Stoke Mandeville Hospital and close to parks, local amenities and everyday conveniences. The property features a living room, kitchen/diner, a separate utility room and a downstairs WC. Upstairs, there are three bedrooms, en suite and a family bathroom. Outside, the property boasts a garden in excess of 100ft, a double length garage and driveway.



## THRASHER ROAD

• SOUTHCOURT • THREE BEDROOM SEMI  
DETACHED HOUSE • DOWNSTAIRS WC & UTILITY  
ROOM • REAR GARDEN IN EXCESS OF  
100ft • DOUBLE LENGTH GARAGE • CLOSE TO  
PARKS AND LOCAL AMENITIES • WALKING  
DISTANCE TO HOSPITAL • DRIVEWAY • EN  
SUITE TO MAIN BEDROOM



### LOCATION

Southcourt – A family-based estate, very well established with some parts dating back to the 1930's. The area offers shopping facilities in a number of locations within the estate as well as fast food restaurants, religious centres, community halls and regular bus services reaching in and around the town. The new pedestrian bridge by the Railway Station links the heart of the town centre and Southcourt making all amenities very accessible by foot or cycle. There is a primary school and secondary school on the estate and the area forms part of the Aylesbury Grammar school catchment.

### ACCOMMODATION

The property is approached via an entrance porch, providing space for coats, shoes and everyday belongings.

The entrance hall provides access to the ground floor accommodation, with stairs rising to the first floor.

Positioned at the front of the property, the living room offers a comfortable space, with natural light and room for a range of furniture.

The kitchen/diner forms the heart of the home and is well suited to both family life and entertaining. The kitchen is fitted with an inset electric hob with extractor over, integrated double oven, dishwasher

and fridge freezer. There is ample space for a dining table and chairs, making this a versatile room for everyday meals and gatherings. Doors open directly onto the rear garden.

The separate utility room provides space for a washing machine. A door leads through to the downstairs WC.

The main bedroom offers a comfortable retreat and benefits from its own en suite shower room, providing privacy and convenience.

A further well proportioned bedroom offering flexibility for family members, guests or use as a home office.

The third bedroom provides additional accommodation and could be used as a child's bedroom, guest room or study, depending on individual requirements.

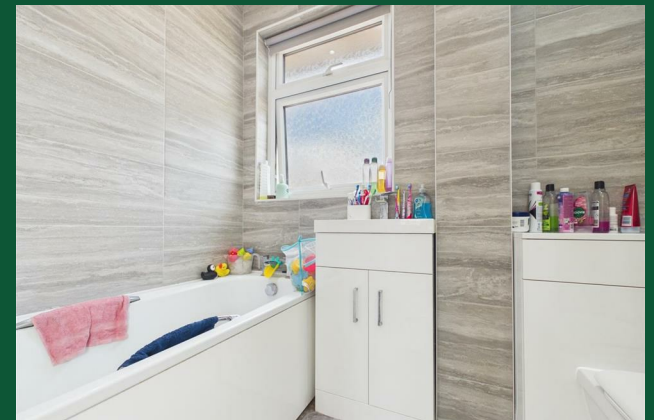
The family bathroom serves the remaining bedrooms and completes the first floor accommodation.

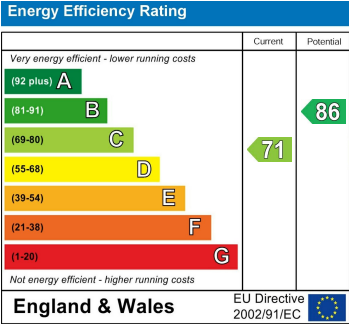
One of the standout features of this property is the impressive rear garden, which extends to in excess of 100ft. The garden offers a generous outdoor space for families, keen gardeners and those who enjoy entertaining.

A large decking area provides an ideal spot for outdoor dining, seating and summer gatherings, while an expanse of lawn offers plenty of room for children to play, pets to enjoy and for gardening enthusiasts to make the most of the space.

The property benefits from a double-length garage, providing excellent storage and potential for a workshop or additional utility space, subject to any necessary permissions. A driveway offers convenient off-road parking to the front of the property.

## THRASHER ROAD





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

