



TODD CLOSE, THE WILLOWS, AYLESBURY

OFFERS IN EXCESS OF £350,000

FREEHOLD

A well presented three bedroom end-of-terrace home located in the popular Willows development, offering easy access to the town centre and local amenities. The property features a fitted kitchen, spacious living room, three bedrooms and a family bathroom. Outside, there is a private garden, along with the benefit of allocated parking.



TODD CLOSE

- POPULAR WILLOWS DEVELOPMENT • THREE BEDROOM END-OF-TERRACE HOUSE • EASY ACCESS TO THE TOWN CENTRE • MODERN FITTED KITCHEN • ALLOCATED PARKING • CONTEMPORARY FAMILY BATHROOM • WELL PRESENTED THROUGHOUT • ENCLOSED REAR GARDEN



LOCATION

The Willows is a small development constructed in the late 1980`s situated to the south west of Aylesbury. The location offers good access on foot or by bike towards Aylesbury college, Stoke Mandeville Hospital, Aylesbury Train Station and the town centre. There is good access by road to the town centre and going in the other direction towards Thame and Oxford. There are amenities within close walking distance including a small shopping parade, doctor`s surgery and Infant/Junior School.

ACCOMMODATION

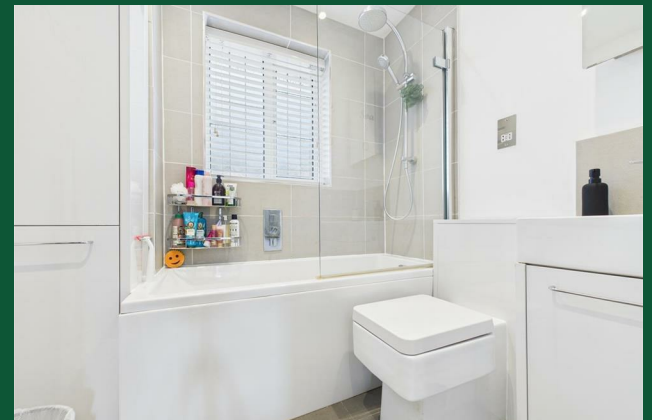
The accommodation begins with an entrance hall featuring stairs rising to the first floor. The modern kitchen is well appointed with an inset electric hob, oven, and extractor fan, along with integrated appliances including a dishwasher and fridge, plus space for a washing machine. To the rear of the property is a spacious living room, benefiting from a useful storage cupboard and double doors that open directly onto the garden, creating a light and welcoming living space.

On the first floor, the landing provides access to the loft and an airing cupboard. There are three bedrooms and a contemporary family bathroom.

Externally, the property boasts an enclosed rear garden with a patio seating area, lawn, and built-in

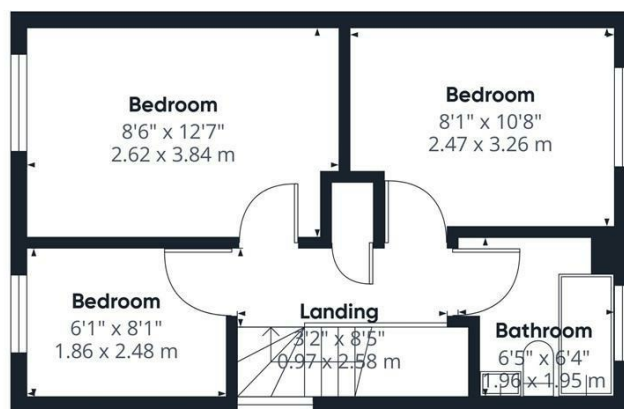
planters, making it ideal for outdoor dining and relaxation. Additional features include a garden shed and gated access to the front of the property. An allocated parking space is conveniently located to the rear.

TODD CLOSE





Ground Floor



Floor 1

Approximate total area⁽¹⁾
655 ft²
60.8 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 | | |
| (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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