



HOLLY DRIVE, LAVENDER GRANGE, AYLESBURY

PRICE £300,000

FREEHOLD

A well presented two bedroom house in the popular Lavender Grange development, offered with no upper chain. The property has been newly redecorated including new windows and new carpets and features a spacious lounge/diner, a newly fitted kitchen, two double bedrooms and a modern bathroom. Outside, there is a private garden and two allocated parking spaces at the front.



HOLLY DRIVE

- LAVENDER GRANGE • NO UPPER CHAIN • TWO BEDROOM HOUSE • TWO ALLOCATED PARKING SPACES • NEWLY FITTED KITCHEN • SPACIOUS LOUNGE/DINER • ENCLOSED REAR GARDEN • SOUTHSIDE OF AYLESBURY • NEW CARPETS THROUGHOUT • ALL WINDOWS REPLACED IN MARCH 2025



LOCATION

Situated to the south of Aylesbury's town centre and within short walking distance of Stoke Mandeville Hospital. The estate is just over a mile walk to the town centre and train station and benefits from several amenities close by including a sport centre/gym, convenience store, take away and sports/social club with squash courts. The estate is situated within the Aylesbury Grammar School Catchment area for secondary education. At primary level the estate falls into the catchment area for William Harding Combined school.

ACCOMMODATION

The property welcomes you via a bright entrance hall, leading into a newly fitted kitchen equipped with an inset gas hob, built-in oven, cooker hood, and space for both a fridge and washing machine. To the rear, a spacious lounge/diner provides a comfortable living and dining area, with sliding doors opening out onto the rear garden.

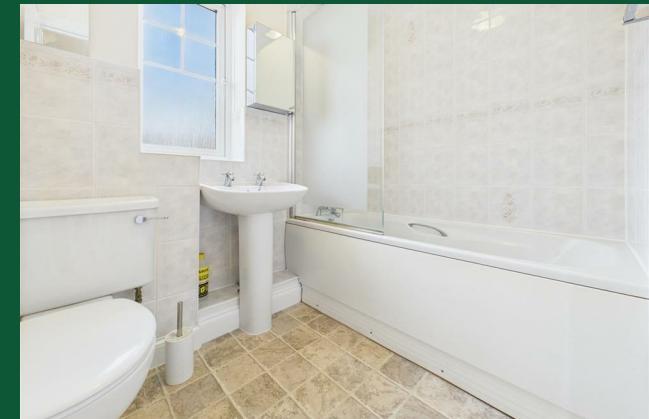
Upstairs, the first floor landing offers access to a part-boarded loft with lighting, ideal for storage. There are two double bedrooms, with a built-in wardrobe to bedroom one, and a well appointed family bathroom.

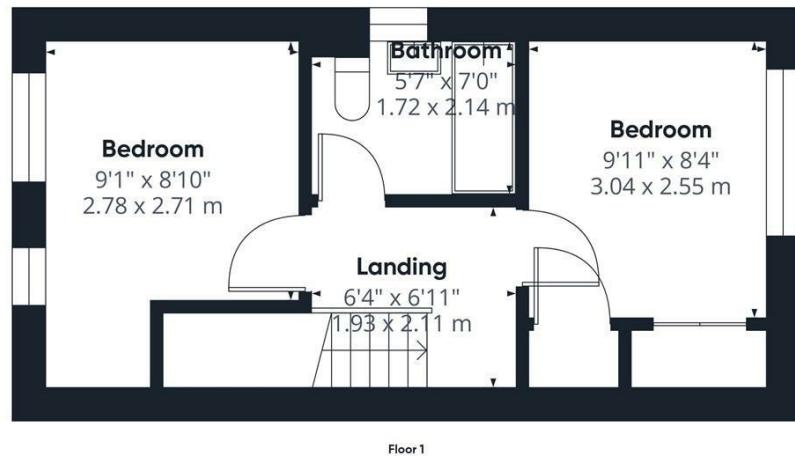
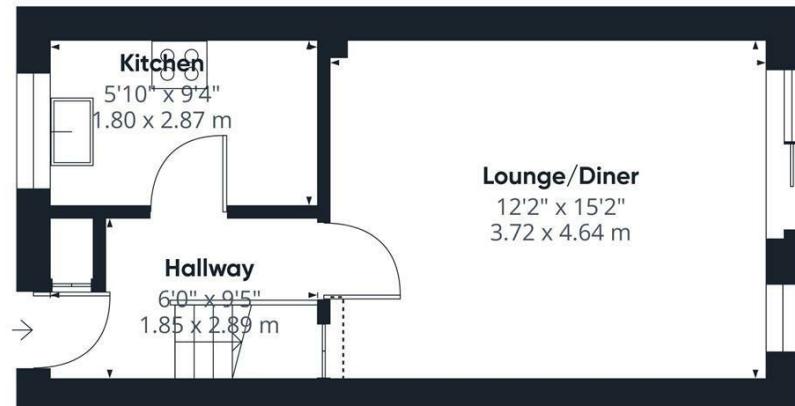
Externally, the rear garden features a mix of patio and lawn areas, complemented by established plant borders. To the front, the property benefits from two

allocated parking spaces.

This lovely home is situated in a quiet residential area, yet within easy reach of local amenities, schools, and transport links. Early viewing is highly recommended.

HOLLY DRIVE





Approximate total area⁽¹⁾

567 ft²

52.7 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces.

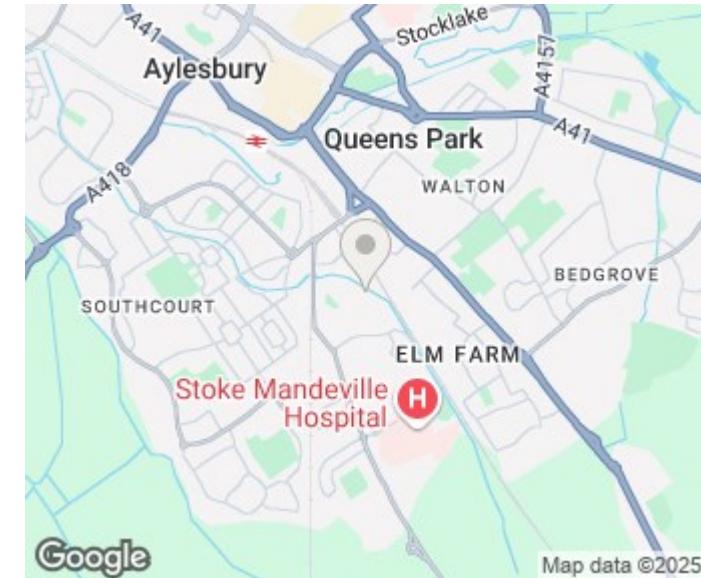
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		63
(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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