



GRECIAN STREET, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £300,000

FREEHOLD

*** SOLD BEFORE COMING TO MARKET *** A beautifully presented two bedroom terraced house ideally situated in a central location within walking distance of the town centre, amenities and the station. This spacious home features a living room, separate dining room, well-appointed kitchen, and a conservatory. Upstairs offers two generously sized bedrooms and a modern bathroom. Outside, the property benefits from a landscaped garden, perfect for relaxing or entertaining. An excellent opportunity for first-time buyers, downsizers, or investors alike.

**GEORGE
DAVID**

GRECIAN STREET

• *** SOLD *** • TWO BEDROOM TERRACED HOUSE • FANTASTIC ORDER THROUGHOUT • LANDSCAPED GARDEN WITH MULTIPLE AREAS • LIVING ROOM AND DINING ROOM • STYLISH KITCHEN • WALKING DISTANCE TO TOWN AND STATION • CENTRAL LOCATION



LOCATION

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station (Marylebone 1 hour). Aylesbury is particularly well served by three of the area's top performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed). Inspired by the rolling Chiltern Hills, the Aylesbury Waterside Theatre provides an entertaining evening out at the heart of the Canalside and beautiful outdoor purpose-built restaurant and entertainment. Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41 leading towards London/M25.

ACCOMMODATION

The accommodation begins with a charming dining room to the front, featuring a bay window that fills the space with natural light and a brick-built fireplace, creating an attractive focal point. The living room provides a comfortable and cosy setting, complete with a further brick-built fireplace, stairs rising to the first floor, and useful built-in understairs storage.

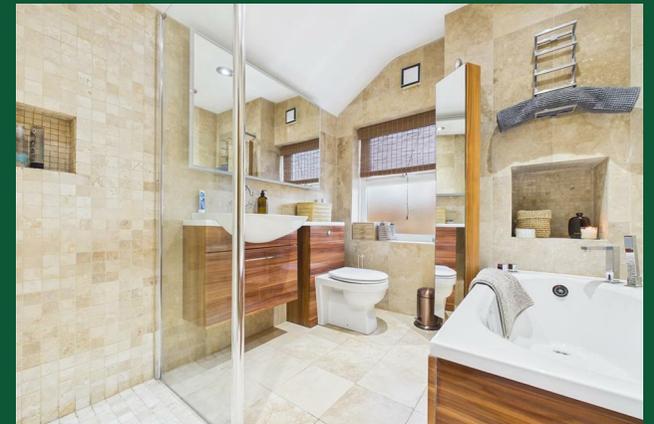
The stylish kitchen offers ample worktop and storage space, with room for a range-style cooker and an American-style fridge freezer. Integrated appliances

include a dishwasher and washing machine, ensuring both practicality and a sleek finish. The conservatory is bright and offers an additional versatile space with doors opening directly onto the rear garden.

Upstairs, the first floor comprises two double bedrooms, with the main bedroom benefiting from built-in wardrobes. The fully tiled bathroom is beautifully appointed and features a walk-in shower, separate bathtub, WC and wash hand basin.

Externally, the landscaped rear garden has been thoughtfully arranged to provide multiple seating and entertaining areas. A large paved patio leads to a gravelled section with built-in planters and well-stocked plant borders. An additional patio area to the rear houses a garden shed, creating further usable space in this attractive and low-maintenance outdoor setting.

GRECIAN STREET





Ground Floor



Floor 1

Approximate total area⁽¹⁾
728 ft²
67.8 m²

Reduced headroom
8 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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	
			83
		64	

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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