



BEACONSFIELD ROAD, AYLESBURY, BUCKINGHAMSHIRE

PRICE £425,000
FREEHOLD

A three bedroom end-of-terrace home ideally located close to the town centre, mainline station and local amenities. The ground floor offers a kitchen, cloakroom, spacious lounge/diner and a bright conservatory, along with a versatile office/family room. Upstairs features three bedrooms, including a principal bedroom with en suite, plus a family bathroom. Outside, the property benefits from a private garden, a converted garage, and a driveway offering convenient off-street parking.



BEACONSFIELD ROAD

- CLOSE TO TOWN CENTRE, STATION & AMENITIES
- THREE BEDROOM END-OF-TERRACE HOUSE
- CONVERTED OFFICE / FAMILY ROOM
- EN SUITE BATHROOM
- DRIVEWAY PARKING
- SPACIOUS LOUNGE/DINER
- ENTRANCE HALL WITH CLOAKROOM
- GARDEN WITH PATIO AND LAWN



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

Upon entering, you are welcomed into a bright entrance hall with a useful cloakroom. The kitchen is well equipped, featuring an inset gas hob with oven below and ample space for a washing machine, fridge and dishwasher. To the front, the garage has been thoughtfully converted to create a versatile office or family room, perfect for working from home or additional living space.

The spacious lounge/diner spans the rear of the property and includes stairs rising to the first floor.

Sliding doors from the adjoining conservatory open directly onto the rear garden, enhancing the flow between indoor and outdoor living.

The first floor offers loft access and an airing cupboard, along with three bedrooms. The main bedroom benefits from its own en suite bathroom, while a separate family bathroom serves the remaining bedrooms.

Outside, the rear garden features a patio area ideal for outdoor dining, along with a lawned section for relaxation or play. Although converted, the garage retains some useful storage space. To the front of the property, driveway parking provides added convenience.

This home combines space, versatility and an excellent location, making it a superb choice for a range of buyers.

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ADDITIONAL INFORMATION

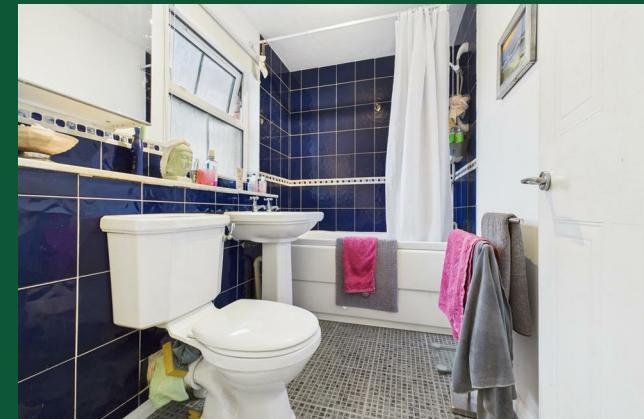
Local Authority – Buckinghamshire

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 971.00 sq ft

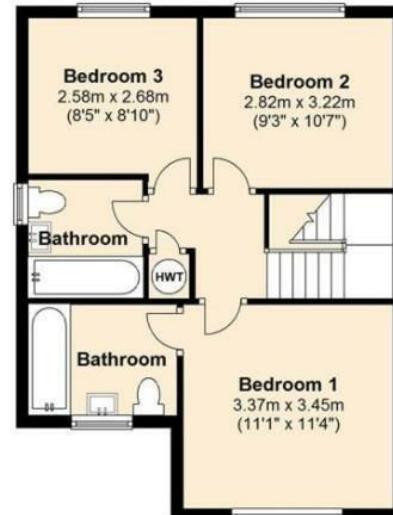
Tenure – Freehold



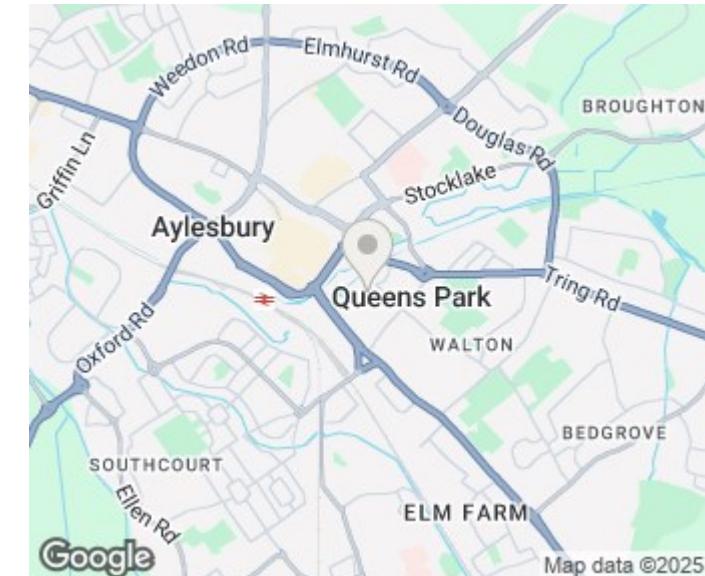
Ground Floor
Approx. 52.6 sq. metres (566.3 sq. feet)



First Floor
Approx. 43.1 sq. metres (463.6 sq. feet)



Total area: approx. 95.7 sq. metres (1029.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	72	
(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

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk

