



**HEREFORD WAY, QUARRENDON, AYLESBURY**

**PRICE £300,000**

**FREEHOLD**

DRIVEWAY FOR 2/3 VEHICLES - GOOD SIZE, PRIVATE REAR GARDEN WITH POTENTIAL TO EXTEND (STPP) - A well presented two bedroom home, situated within walking distance of St Michaels Catholic Secondary School.



## HEREFORD WAY

- POPULAR LOCATION • TWO BEDROOM END OF TERRACE HOUSE • CLOSE TO LOCAL SCHOOLS • DRIVEWAY PARKING • ENCLOSED REAR GARDEN • SPACIOUS LIVING ROOM • TWO DOUBLE BEDROOMS • EASY ACCESS TO TOWN



### LOCATION

The estate is situated to the north of Aylesbury's town centre with good access by road towards the A41 north/M40 and heading south to the M25. The estate sides onto fields on its northern edge offering plenty of opportunity for Dog Walking. Further amenities include: Two primary schools, a Secondary School, Doctors surgery, Convenience stores, Chemists, Pub restaurant and several children's playgrounds. Aylesbury Parkway Station is situated fairly close by and can be direct accessed by foot or bicycle from the 'Waddesdon Greenway'.

### ACCOMMODATION

The property is entered via an entrance hall with stairs rising to the first floor. The kitchen is fitted with a range of units and benefits from an inset gas hob and oven, with space provided for a fridge and either a dishwasher or washing machine. To the rear, the living room is a bright and welcoming space featuring a useful storage cupboard and doors opening directly onto the rear garden, allowing plenty of natural light.

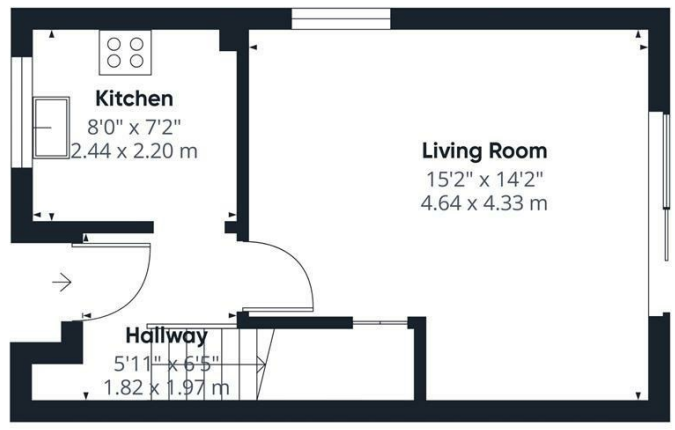
To the first floor, the landing provides access to an airing cupboard. There are two double bedrooms, with the second bedroom benefiting from loft access. The accommodation is completed by a family bathroom.

Externally, the property enjoys a private rear garden

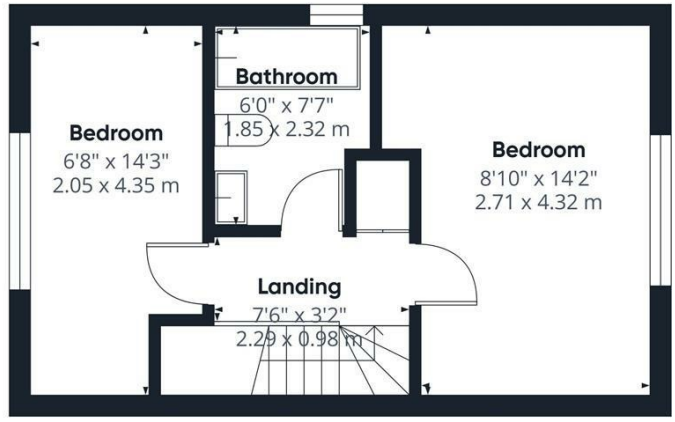
with a patio area, lawn, small trees, shed and gated access to the front. To the front of the property, there is driveway parking.

## HEREFORD WAY





Ground Floor



Floor 1

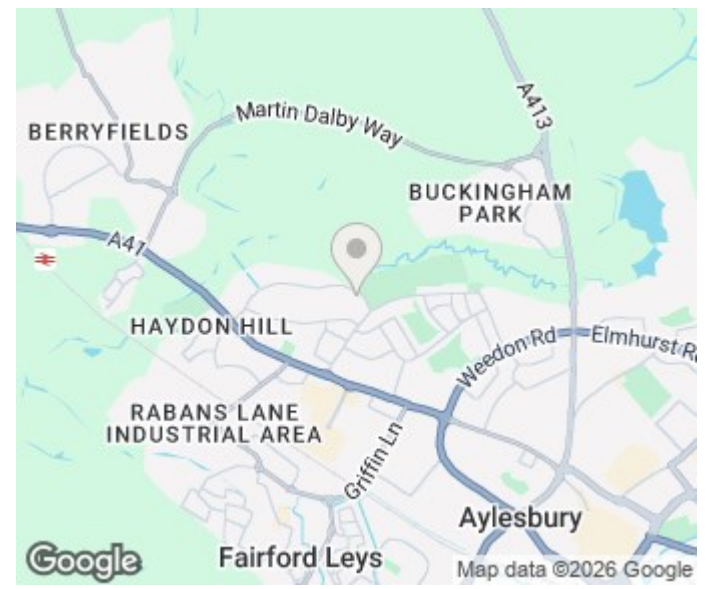


Approximate total area<sup>(1)</sup>  
610 ft<sup>2</sup>  
56.8 m<sup>2</sup>

(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	72	78
(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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