



ARDENHAM STREET, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £250,000

FREEHOLD

Ideally situated in a central location, this two bedroom semi-detached home is within easy walking distance of the town centre, station, local schools and the Sainsbury's superstore. Offered with no upper chain, the property presents an excellent opportunity for first-time buyers, downsizers or investors. The accommodation comprises a living room, kitchen, ground floor bathroom, two bedrooms and a versatile office/study area. Outside there is a low-maintenance garden space.



ARDENHAM STREET

- CENTRAL LOCATION • NO UPPER CHAIN • TWO DOUBLE BEDROOM HOUSE • GROUND FLOOR BATHROOM • VERSATILE OFFICE/STUDY AREA • LOW MAINTENANCE GARDEN • SPACIOUS LIVING ROOM • CONVENIENT ACCESS TO LOCAL AMENITIES & TRANSPORT LINKS



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 is entered via an entrance hall which leads into a spacious living room featuring a bay window to the front aspect, allowing plenty of natural light to flood the room. The living room also benefits from a useful storage cupboard and stairs rising to the first floor.

To the rear of the property is the kitchen, fitted with a range of units and incorporating an inset gas hob with oven below. There is space and plumbing for a washing machine, dishwasher and fridge. An inner

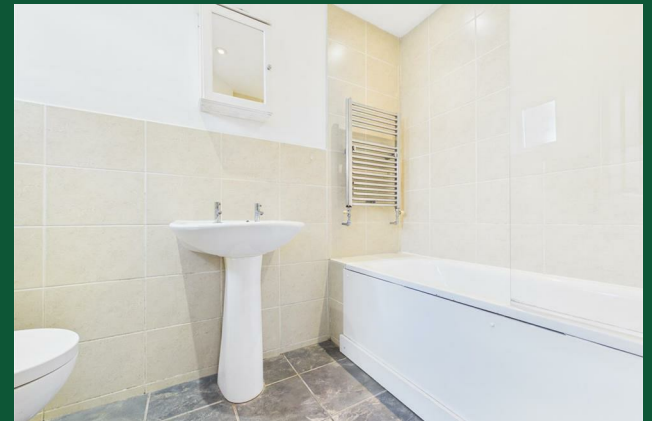
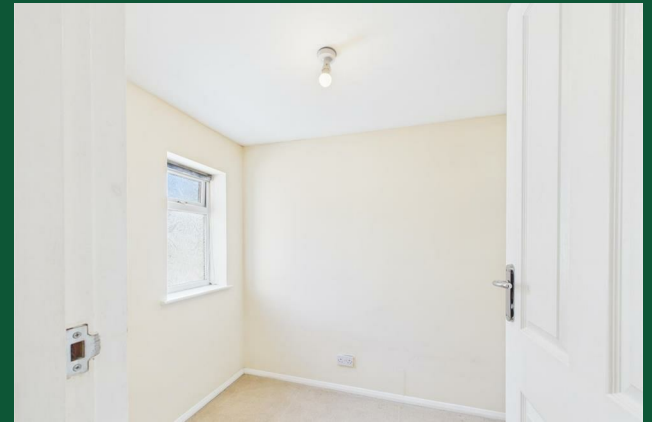
hall provides access to the rear garden and leads through to the ground floor bathroom, which is fitted with a white suite comprising a panelled bath with shower over, wash hand basin, WC and a heated towel rail.

On the first floor are two double bedrooms. Bedroom one further benefits from access to a large, fully boarded loft space, providing excellent additional storage, and leads through to a versatile office/study area, offering an ideal space for those working from home, a dressing room, or further storage.

Outside, the property enjoys a small, low-maintenance garden area with gated side access, providing a private outdoor space that is easy to maintain.

Situated in a central position with excellent transport links and amenities close by, this chain-free home offers spacious accommodation and a practical layout, making it an attractive proposition for a wide range of buyers.

ARDENHAM STREET





Approximate total area[®]
722 ft²
67 m²

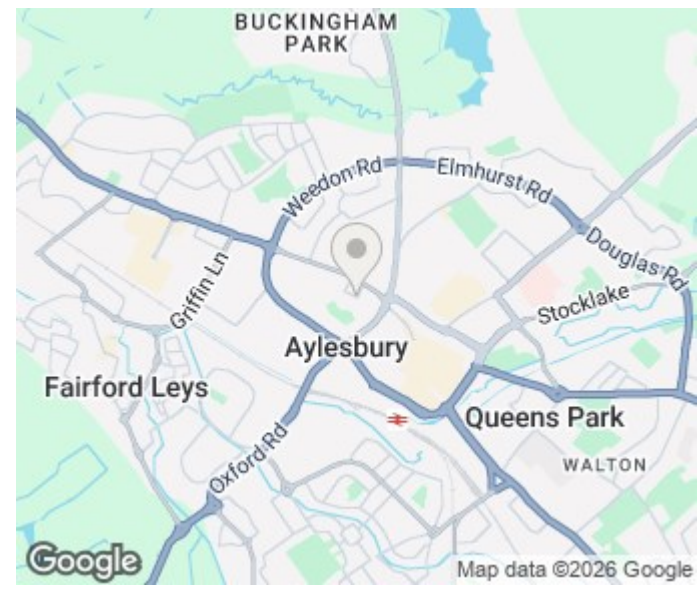
Reduced headroom
1 ft²
0.1 m²

(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		80
(55-68)	D	57	
(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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