



**ARDENHAM STREET, AYLESBURY, BUCKINGHAMSHIRE**

**PRICE £285,000**

**FREEHOLD**

\*\*\* SOLD BEFORE COMING TO MARKET \*\*\*

**GEORGE  
DAVID**

## ARDENHAM STREET

• **\*\* SOLD BEFORE COMING TO MARKET** • CENTRAL LOCATION • THREE BEDROOM HOUSE • NO UPPER CHAIN • EN SUITE TO MAIN BEDROOM • LIVING ROOM & DINING ROOM • WELL PRESENTED THROUGHOUT • DOWNSTAIRS BATHROOM • ENCLOSED REAR GARDEN • BUILT IN WARDROBES TO BEDROOMS ONE & TWO



### 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

Situated in a convenient central location with easy access to the town centre and station, this well presented three bedroom terraced house is offered with no upper chain and is in great order throughout.

The property is approached via an entrance hall with stairs rising to the first floor. The living room features an attractive brick fireplace, while the separate dining room benefits from doors opening directly onto the rear garden.

The modern fitted kitchen is well equipped with an inset gas hob and oven, with a fridge, washing machine and dishwasher also included. A downstairs bathroom completes the ground floor accommodation.

Upstairs, the property offers three well proportioned bedrooms, together with loft access. Bedroom one benefits from built-in wardrobes and a modern en-suite shower room, while bedroom two also features built-in wardrobes.

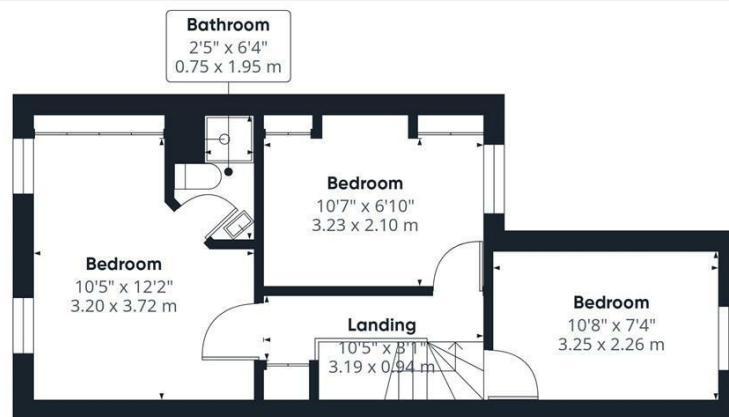
Outside, the enclosed rear garden provides a pleasant combination of paved patio and lawn, offering an ideal space for outdoor dining and relaxation.

## ARDENHAM STREET





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
761 ft<sup>2</sup>  
70.6 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

84

59

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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