





ELGAR MEWS, AYLESBURY, BUCKINGHAMSHIRE

OFFERS OVER £475,000

FREEHOLD

A three bedroom detached home situated on the south side of Aylesbury, conveniently close to Stoke Mandeville Hospital and local amenities. The property is in excellent condition throughout and features a modern kitchen/diner, a comfortable living room and a downstairs cloakroom. Upstairs offers three bedrooms, including a main bedroom with en suite, along with a family bathroom. Outside, the home benefits from a garden, garage and driveway parking.

GEORGE DAVID

ELGAR MEWS

• THREE BEDROOM DETACHED HOME • SOUTH SIDE OF AYLESBURY • CLOSE TO STOKE MANDEVILLE HOSPITAL • KITCHEN/DINER WITH INTEGRATED APPLIANCES • MAIN BEDROOM WITH EN SUITE • GARAGE AND DRIVEWAY • CLOSE TO LOCAL AMENITIES • EXCELLENT ORDER THROUGHOUT • DOWNSTAIRS CLOAKROOM • LOW MAINTENANCE GARDEN





LOCATION

Situated within a modern residential development in Aylesbury, Elgar Mews offers a quiet, no-through-road setting ideal for families and professionals alike. The area forms part of the Aylesbury South East district, combining a peaceful neighbourhood feel with excellent access to everyday amenities .Aylesbury town centre is within easy reach, providing a wide range of shopping, dining and leisure facilities, along with the Waterside Theatre and canal-side attractions. The town also benefits from a mainline railway station with direct services to London Marylebone in around an hour, making it well-suited for commuters. The location is well served by reputable local schooling, including highly regarded grammar schools, and offers convenient access to supermarkets, retail parks and healthcare facilities.

ACCOMMODATION

Upon entering, you are welcomed by an entrance hall with stairs rising to the first floor, a useful storage cupboard and access to a convenient downstairs cloakroom. To the front of the property is a bright and comfortable living room, providing an ideal space to relax.

To the rear, the home features a stylish and contemporary kitchen/diner, fitted with a range of modern units and integrated appliances including an electric hob, oven, cooker hood, fridge freezer, washing machine and dishwasher. There is ample space for a dining table and chairs, with doors opening directly onto the garden.

The first floor landing provides access to the loft and an airing cupboard. There are three bedrooms, with the main bedroom benefiting from built-in wardrobes and a private en suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the property boasts a fully enclosed rear garden, thoughtfully designed with a paved patio area, artificial lawn, and well-stocked plant and shrub borders. There is also gated side access. To the front, a driveway provides off-road parking and leads to a garage, which is equipped with light and power.

Overall, this is a superb home in excellent condition, offering modern living in a convenient and desirable location.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

ELGAR MEWS















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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1056.00 sq ft

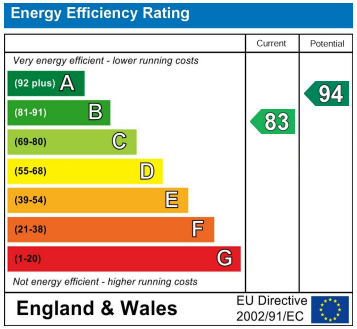
Tenure – Freehold











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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