





# ABBEY ROAD, AYLESBURY, BUCKINGHAMSHIRE

**PRICE £595,000**

**FREEHOLD**

A beautifully extended and fully renovated four bedroom 1930's semi detached home, situated in quiet cul-de-sac in this popular non estate location within a mile of the town centre and train station.

GEORGE DAVID

# ABBEY ROAD

• EXTENEDED TO THE REAR AND TWO STOREYS TO THE SIDE • FOUR DOUBLE BEDROOMS, THE MAIN WITH JULIET BALCONY • LARGE OPEN PLAN KITCHEN/LIVING AREA WITH BI-FOLDING DOORS TO THE GARDEN • TWO FURTHER RECEPTION ROOMS • DOWNSTAIRS WC AND SEPARATE UTILITY ROOM • ENSUITE TO THE MAIN BEDROOM • DRIVEWAY PARKING FOR SEVERAL VEHICLES • SECLUDED WEST FACING REAR GARDEN • HIGH QUAILITY KITCHEN CABINETS AND WORK SURFACES • WALKING DISTANCE TO ST MICHAELS CATHOLIC SECONDARY SCHOOL





## LOCATION

Abbey Road is a well-established residential location in Aylesbury, offering a convenient setting with excellent access to local amenities, schools, and transport links. The area is popular with families, first-time buyers, and commuters thanks to its characterful 1930's homes and proximity to the town centre and train station.

Residents benefit from a range of nearby amenities, including supermarkets, local shops, healthcare facilities, and leisure centres, while Aylesbury town centre is just a short distance away, offering an extensive selection of shopping, cafés, restaurants, and entertainment, including the Waterside Theatre.

Families are well served by a choice of highly regarded primary and secondary schools within the surrounding area with the highly regarded St Michaels Catholic Secondary School around the corner. The property is also in the Aylesbury Grammar School Catchment.

Nearby parks and open spaces provide excellent opportunities for walking, recreation, and outdoor activities. Combining a convenient location, excellent local amenities, well-regarded schools, and strong transport connections, Abbey Road remains a popular and desirable location for a wide range of buyers.

## ACCOMODATION

An exceptional opportunity to acquire this substantially extended four-bedroom semi-detached family home, occupying a generous plot on the ever-popular Abbey Road. Having undergone an impressive double-storey side and rear extension, the property is beautifully presented and offers highly versatile accommodation, perfectly designed for modern family living.

The true heart of the home is the stunning open-plan kitchen, dining and family room. Flooded with natural light and opening seamlessly onto the rear garden via contemporary bi-folding doors with integral blinds, this outstanding space is ideal for both everyday family life and entertaining. The bespoke kitchen is fitted with an extensive range of soft-closing cabinetry, complemented by luxurious marble worktops and a large central island with breakfast bar. A comprehensive range of integrated appliances includes a double oven, microwave, five-ring gas hob with extractor hood, dishwasher, fridge/freezer and wine cooler. Practical features include a double Belfast sink with instant hot water tap, floor-to-ceiling pull-out larder, pull-out spice rack and integrated waste disposal unit.

A separate utility room provides additional storage, a sink, the gas central heating boiler, and space for both a washing machine and tumble dryer.

To the front of the property, the elegant bay-fronted living room features a beautiful fireplace, creating a cosy yet stylish reception space. A further reception room offers excellent flexibility and could be utilised as a home office, playroom, snug or fifth bedroom. Completing the ground floor is a modern cloakroom/WC.

The first floor continues to impress with a superb principal bedroom featuring a contemporary en-suite shower room and a private Juliet balcony overlooking the rear garden. There are three further generous double bedrooms, all beautifully presented, together with a stylish family bathroom.

The property is finished to an excellent standard throughout and further benefits from uPVC double glazing, fitted plantation shutters to several windows, gas-fired radiator central heating and quality oak internal doors.

Outside, a generous driveway provides off-road parking for several vehicles. To the rear, the large west-facing garden is a particular highlight, enjoying an excellent degree of privacy from all aspects. Beautifully mature and well established, it offers an expansive lawn, patio seating areas and an ideal environment for entertaining, relaxing or family enjoyment.

Offering spacious accommodation, high-quality finishes and an exceptional open-plan living space in one of Aylesbury's most desirable residential locations, this outstanding family home is sure to appeal to discerning buyers seeking a property ready to move straight into.

**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.

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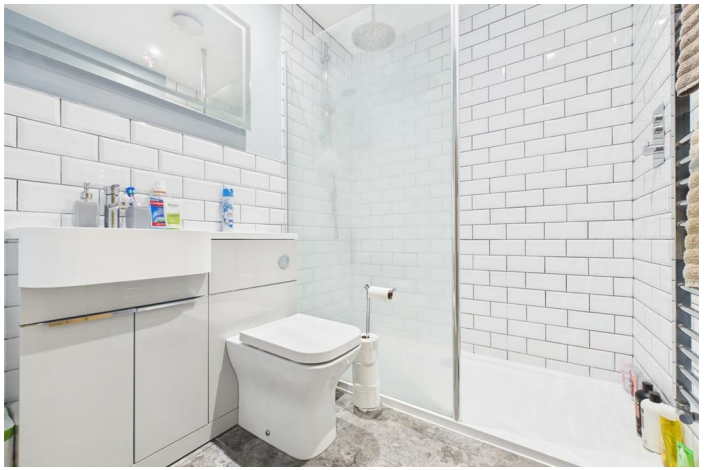














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## ADDITIONAL INFORMATION

**Local Authority** – Buckinghamshire

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold

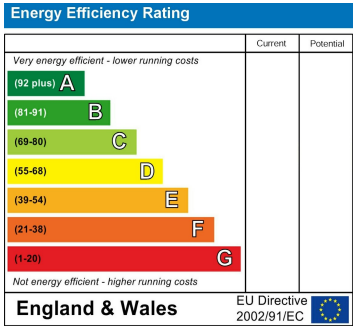













Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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