



BARNSBURY AVENUE, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £275,000

SHARE OF FREEHOLD

Situated in the popular Broughton area, this two bedroom ground floor maisonette is offered for sale with the benefit of a share of freehold and no upper chain. The accommodation comprises a living room, separate sunroom, kitchen and dining area, two bedrooms and a family bathroom. Outside, the property benefits from a private rear garden, along with a garage and off-road parking. An appealing opportunity for first-time buyers, downsizers or investors, offering spacious ground floor living with useful outside space and parking.



BARNSBURY AVENUE

• BROUGHTON • GROUND FLOOR
MAISONETTE • TWO GENEROUS DOUBLE
BEDROOMS • NO UPPER CHAIN • SHARE OF
FREEHOLD • STYLISH KITCHEN • GARAGE
AND OFF ROAD PARKING • CLOSE TO LOCAL
AMENITIES • MULTIPLE RECEPTION ROOMS



LOCATION

Broughton estate is situated just over a mile from the town centre on the popular south side of Aylesbury. The estate has two schools, Broughton Infant and Junior, providing education up to secondary level and is within walking distance of the highly regarded Grammar and High Schools. There is good transport links towards London/M25, particularly on the A41 which can be accessed directly from the estate, but also from the nearby A413. There is a choice of mainline services into London Marylebone at Aylesbury and Stoke Mandeville Stations both of which are a couple of miles away. The location is ideal for families with several parks and playgrounds nearby. There is a parade of shops and nursery on the estate at Parton Road and a doctor's surgery and petrol station close by.

ACCOMMODATION

The property benefits from its own private front door, opening into a welcoming entrance hallway with doors leading to all rooms.

There are two generously proportioned double bedrooms, with the first bedroom benefiting from useful built-in wardrobes, providing excellent storage.

The living room is a comfortable space, with doors opening through to a bright sunroom, creating an additional area that could be used as a relaxing sitting

room, home office or hobby space.

The property features a stylish fitted kitchen, equipped with an inset gas hob and integrated oven and grill. There is space for both a fridge and washing machine, along with a useful storage cupboard. The kitchen leads through to a separate dining area, with doors opening directly onto the rear garden, making this a practical space for everyday dining and entertaining.

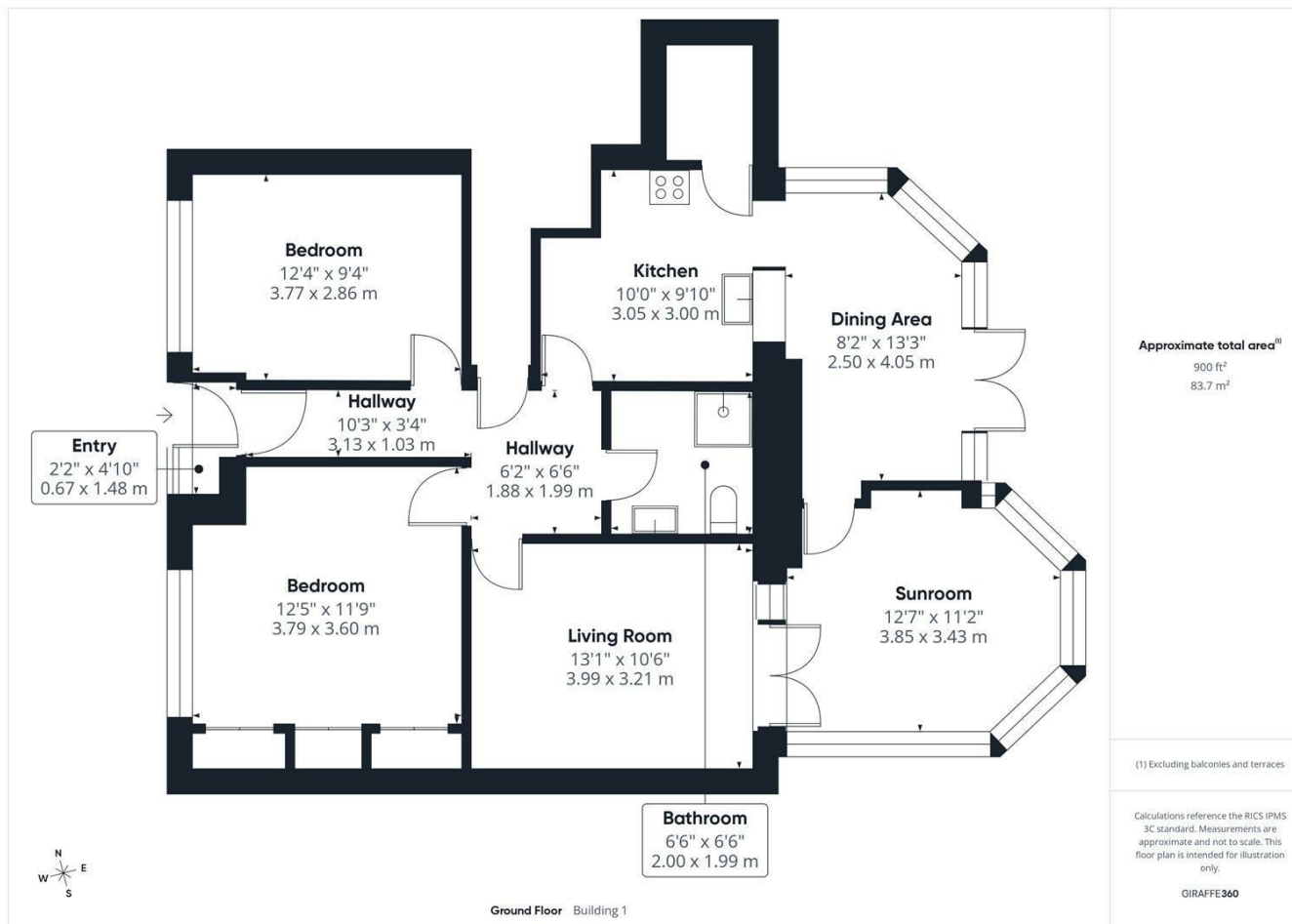
The bathroom is fitted with an enclosed shower cubicle, WC and wash basin with integrated storage, complemented by a heated towel rail.

Outside, the property enjoys a private enclosed rear garden, comprising a paved patio area and lawn.

Further benefits include a garage with off-road parking directly in front, providing valuable additional storage and parking.

BARNSBURY AVENUE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(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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