

**CHILTERN STREET, AYLESBURY, BUCKINGHAMSHIRE**

**PRICE £325,000**

**FREEHOLD**

A beautifully presented two-bedroom terraced home, offered with no upper chain and recently refurbished to a high standard throughout, while retaining much of its original period character. Ideally located for easy access to the town centre, train station and Stoke Mandeville Hospital, the property would make an excellent first home, investment purchase or downsizing option. The accommodation includes a welcoming living room, separate dining room, fitted kitchen, two generous bedrooms and a newly fitted bathroom. The property further benefits from solid oak flooring, handmade double-glazed wooden sash windows and a private rear garden.



# CHILTERN STREET

- TWO BEDROOM TERRACED HOUSE
- EXCELLENT CONDITION THROUGHOUT
- OFFERED WITH NO UPPER CHAIN
- MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- CLOSE TO STOKE MANDEVILLE HOSPITAL
- EASY ACCESS TO STATION



## LOCATION

Ideally located within walking distance of Aylesbury town centre, residents benefit from easy access to a wide range of shops, restaurants, schools, and everyday amenities. Aylesbury railway station is also within reasonable reach, providing direct commuter links to London and surrounding towns, making it a practical choice for commuters. Nearby road links provide straightforward access to surrounding Buckinghamshire villages and major routes.

## ACCOMMODATION

The accommodation begins with an entrance hall, with stairs rising to the first floor. The downstairs hallway and reception rooms feature solid oak flooring, adding warmth and character throughout the ground floor.

To the front of the property is a bright and welcoming living room, centred around a characterful Stovax Studio gas fireplace. The front rooms also benefit from handmade double-glazed wooden sash windows, carefully chosen to preserve the home's period character.

To the rear, the separate dining room provides an excellent space for everyday dining or entertaining, with direct access out to the garden.

The modern fitted kitchen is well equipped and

finished to a high standard, featuring an induction hob, cooker hood, integrated double oven and grill, integrated microwave, steel sink with pull-out spray tap, quartz worktops and underfloor heating. There is also space and plumbing for a washing machine, along with room for a fridge freezer.

Upstairs, the first floor offers two generous double bedrooms, with the stairs and bedrooms benefiting from newly fitted wool carpets. The accommodation extends over the side alley, meaning the bedrooms are larger than typically found on the street.

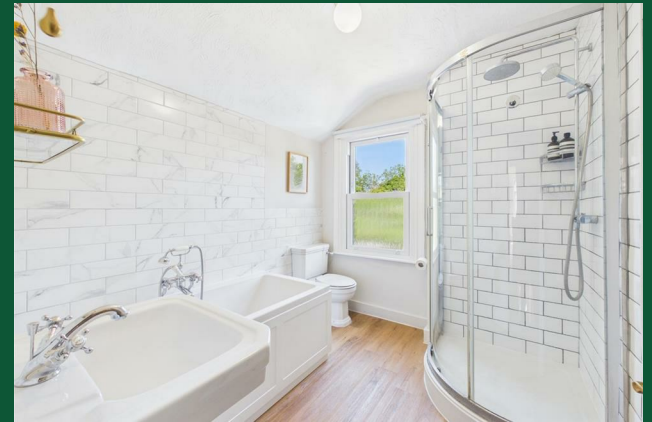
The newly fitted family bathroom is finished with a shower cubicle, rainfall shower head, extra-wide double-ended bath with Lefroy Brooks deck-mounted bath shower mixer, wash hand basin and WC. The landing provides access via a built-in retractable ladder to a spacious stand-up loft, offering excellent storage and potential for conversion into a large loft room, subject to the necessary permissions and regulations.

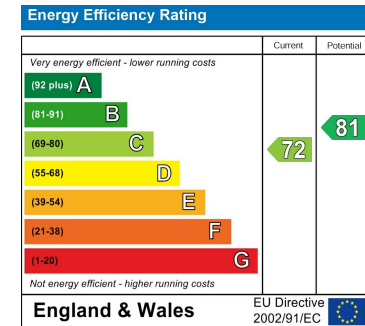
Externally, the property benefits from an enclosed rear garden, with a patio area ideal for outdoor dining and a lawned section. Immediately beyond the kitchen is an external storage area, useful for garden equipment, bikes or household storage. There is also the advantage of gated side access.

Overall, this is a fantastic opportunity to acquire a

charming, characterful home in a highly convenient location, ready to move straight into.

## CHILTERN STREET





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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