CARNATION WAY, LAVENDER GRANGE, AYLESBURY

PRICE £270,000

FREEHOLD

A two bedroom end-of-terrace house situated on the south side of Aylesbury, offered to the market with no upper chain. The property benefits from excellent road links, convenient access to Aylesbury town centre, and is ideally located close to Stoke Mandeville Hospital. The accommodation comprises a kitchen, living room, two bedrooms and a family bathroom. Outside, the property enjoys a private rear garden and allocated parking.

GEORGE DAVID

CARNATION WAY

• NO UPPER CHAIN • POPULAR SOUTH SIDE OF AYLESBURY • END-OF-TERRACE HOUSE • TWO DOUBLE BEDROOMS • ALLOCATED PARKING • EXCELLENT ROAD LINKS • ENCLOSED REAR GARDEN • CLOSE TO STOKE MANDEVILLE HOSPITAL

LOCATION

Situated to the south of Aylesbury's town centre and within short walking distance of Stoke Mandeville Hospital. The estate is just over a mile walk to the town centre and train station and benefits from several amenities close by including a sport centre/gym, convenience store, take away and sports/social club with squash courts. The estate is situated within the Aylesbury Grammar School Catchment area for secondary education. At primary level the estate falls into the catchment area for William Harding Combined school.

ACCOMMODATION

The accommodation is entered via an entrance hall, which features a useful storage cupboard and stairs rising to the first floor. Positioned at the front of the property, the kitchen is fitted with a range of units and includes an inset gas hob with oven below, together with space for a fridge freezer and washing machine.

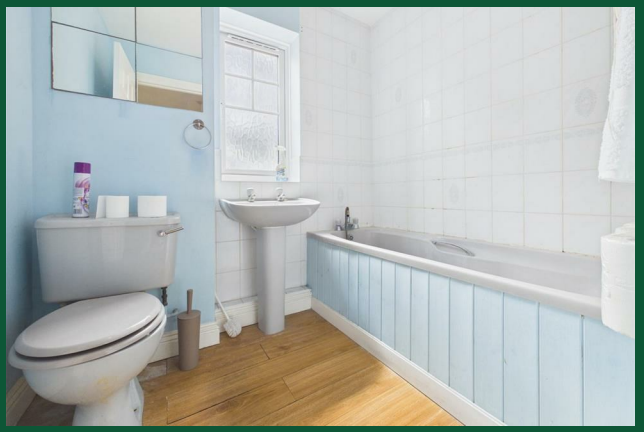
To the rear, the living room offers a comfortable living space, benefiting from a useful storage cupboard and sliding patio doors opening directly onto the rear garden.

On the first floor, the landing provides access to the loft space and leads to two double bedrooms, both of which benefit from built-in wardrobes. The accommodation is completed by a family bathroom fitted with a white suite.

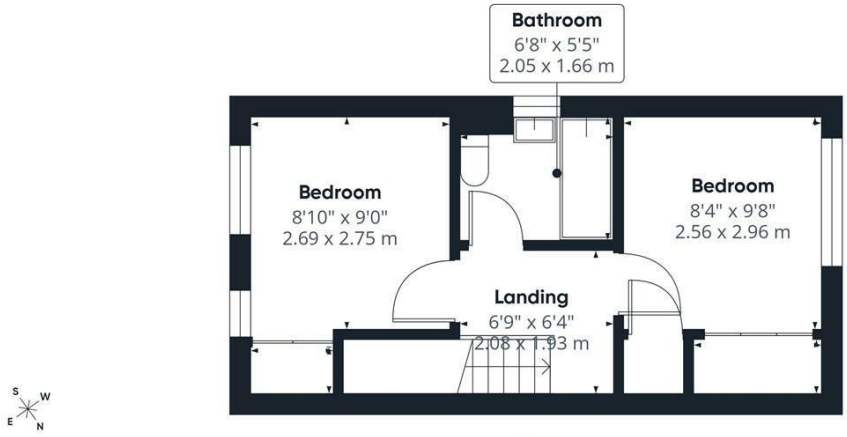
Outside, the enclosed rear garden enjoys a combination of patio seating areas and lawn, providing a low-maintenance outdoor space. Gated side access leads to the front of the property, where there is an allocated parking space for one vehicle.

This property represents an excellent opportunity for first-time buyers, investors, or those looking to downsize, with a range of local amenities, schools, transport links and Stoke Mandeville Hospital all within easy reach.

CARNATION WAY



Ground Floor



Floor 1

Approximate total area(1)

560 ft²

52 m²

(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.

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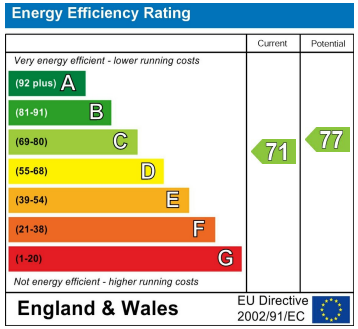

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk