



## BUCKINGHAM ROAD, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £440,000  
FREEHOLD

A spacious four bedroom semi-detached house, ideally located within walking distance to the town, station and schools. It offers ample off road parking, two reception rooms, kitchen/diner, two bathrooms and an enclosed garden. Perfect for families seeking convenience and comfort in a prime location.



## BUCKINGHAM ROAD

- CENTRAL LOCATION • FOUR BEDROOM HOUSE • OFF ROAD PARKING FOR MULTIPLE CARS • LIVING ROOM AND DINING ROOM • TWO BATHROOMS • FRONT AND REAR GARDENS • CLOSE TO SCHOOLS • WALKING DISTANCE TO TRAIN STATION • WALKING DISTANCE TO TOWN CENTRE • LOFT IS BOARDED WITH LADDER AND LIGHTING



### LOCATION

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station (Marylebone 1 hour). Aylesbury is particularly well served by three of the area's top performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed). Inspired by the rolling Chiltern Hills, the Aylesbury Waterside Theatre provides an entertaining evening out at the heart of the Canalside and beautiful outdoor purpose-built restaurant and entertainment. Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41 leading towards London/M25.

### ACCOMMODATION

This four bedroom family home offers a welcoming entrance hallway that leads to a spacious living room, perfect for family gatherings. The dining room provides an ideal space for formal meals, while the generous kitchen/diner is perfect for everyday family living.

On the ground floor, you will find a convenient downstairs bathroom, enhancing the practicality of the home for busy families. Upstairs, there are four

well sized bedrooms, offering comfortable spaces for all family members, along with another family bathroom.

Externally, the property features both front and rear gardens, providing space for outdoor activities. The front garden includes off-road parking for multiple cars, ensuring convenience for residents and visitors.

This home combines practicality with comfort, making it an ideal choice for growing families looking for space and functionality. Close to local amenities and transport links, it offers a perfect blend of family living with modern convenience.

## BUCKINGHAM ROAD





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### ADDITIONAL INFORMATION

**Local Authority** – Buckinghamshire

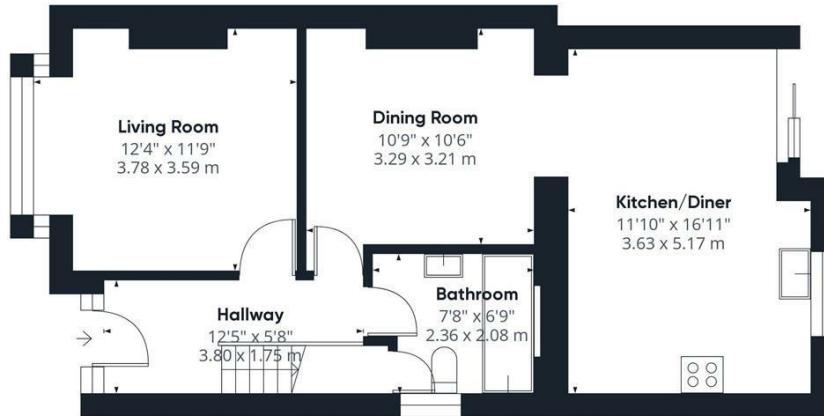
**Council Tax** – Band C

**Viewings** – By Appointment Only

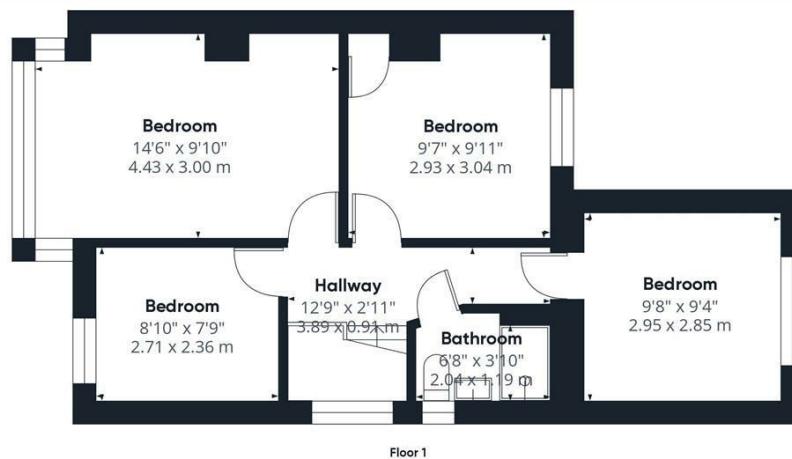
**Floor Area** – 1248.62 sq ft

**Tenure** – Freehold





Approximate total area<sup>(1)</sup>  
1032.48 ft<sup>2</sup>  
95.92 m<sup>2</sup>

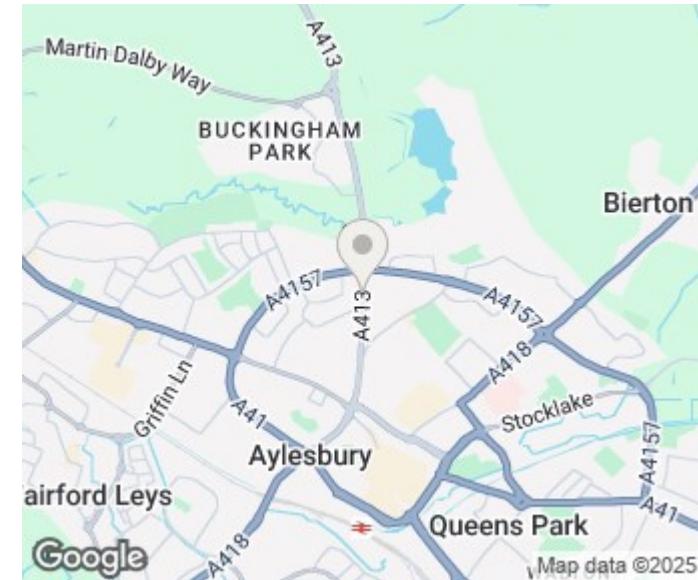


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		69
(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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