



## BATEMAN DRIVE, AYLESBURY

ASKING PRICE £475,000

FREEHOLD

A three/four bedroom home located on the south side of Aylesbury, within grammar school catchment and close to Stoke Mandeville Hospital and a wide range of amenities. The property is also just minutes' walk from children's parks, making it ideal for family living. The accommodation comprises a downstairs cloakroom, a spacious living room, dining room, modern kitchen and a versatile family room. To the first floor are three bedrooms, including an en suite and family bathroom. Externally, the property boasts a landscaped garden and private driveway. Additionally, there is excellent potential for extension and possible annex development (subject to the necessary planning permissions), making this an ideal home for families seeking both comfort, convenience and future potential.

**GEORGE  
DAVID**

# BATEMAN DRIVE

- SOUTHSIDE LOCATION • THREE/FOUR BEDROOM FAMILY HOME • CLOSE TO STOKE MANDEVILLE HOSPITAL • LANDSCAPED REAR GARDEN • MAIN BEDROOM WITH EN SUITE • VERSATILE FAMILY ROOM • DRIVEWAY PARKING • MULTIPLE RECEPTION ROOMS • GRAMMAR SCHOOL CATCHMENT • POTENTIAL TO EXTEND STPP

## 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, children's parks, 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 property is entered via a welcoming entrance hall, featuring stairs rising to the first floor and access to a convenient downstairs cloakroom. The comfortable living room enjoys a bay window to the front aspect and a feature fireplace, creating a cosy focal point, with double doors opening through to the dining room. The dining room provides an excellent space for entertaining and benefits from sliding doors leading out to the rear garden. The kitchen is fitted with a range of units and includes an inset gas hob with oven and cooker hood, as well as an integrated dishwasher and fridge. A versatile family room offers additional living space, with a door to the garden and room for appliances such as a fridge and washing machine, making it ideal for a variety of uses.

To the first floor, the landing provides access to the loft and includes an airing cupboard. There are three well proportioned bedrooms, with the main bedroom benefitting from an en suite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the property boasts a thoughtfully landscaped rear garden, featuring a patio area, lawn, decked seating space and a selection of small trees, creating an attractive and functional outdoor space. The driveway is private and shared by only two houses within the compound. The property also benefits from an open green area at the front, offering additional privacy and a particularly pleasant view.

This property represents an excellent opportunity for families seeking a well-located and flexible home.



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### ADDITIONAL INFORMATION

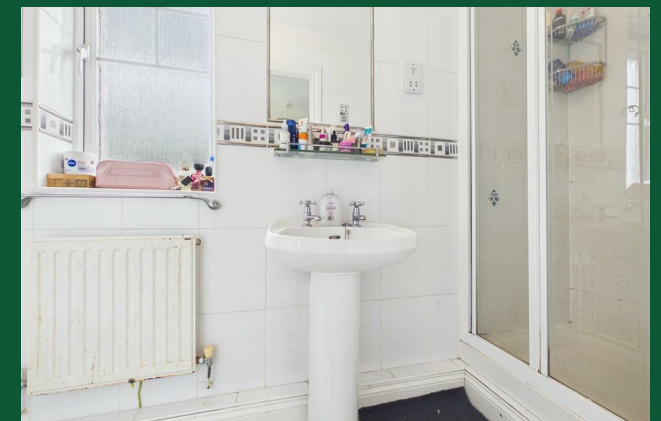
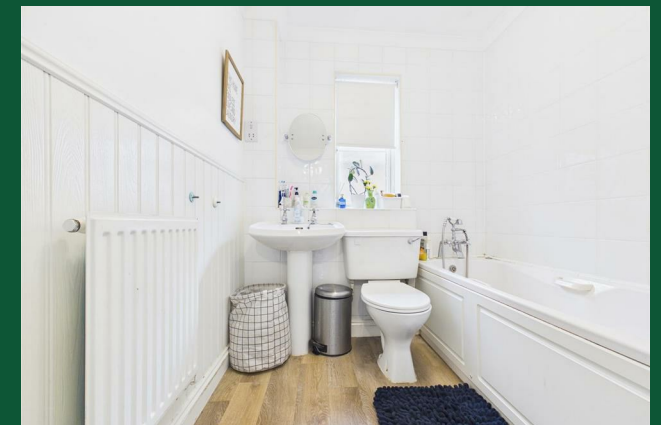
**Local Authority** – Buckinghamshire

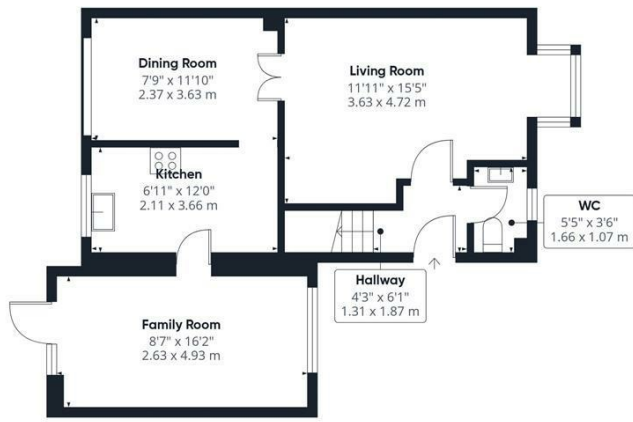
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 988.00 sq ft

**Tenure** – Freehold





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
942 ft<sup>2</sup>  
87.5 m<sup>2</sup>

(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.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>80</b>
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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