

ST. MARYS ROW, AYLESBURY, BUCKINGHAMSHIRE

PRICE £310,000

FREEHOLD

A charming three bedroom mid-terraced Victorian cottage situated in the heart of Aylesbury town centre, enjoying views over the 13th-century St Mary's Church. The accommodation comprises a living room, modern fitted kitchen and separate dining room. To the first floor are two bedrooms and a family bathroom, with an additional loft room offering versatile space. Externally, the property benefits from a garden with off-road parking to the rear.



ST. MARYS ROW

• HEART OF AYLESBURY TOWN • THREE BEDROOM MID-TERRACED HOME • STYLISH MODERN KITCHEN • CONTEMPORARY BATHROOM • FULLY PAVED REAR GARDEN • VERSATILE LOFT ROOM • VIEWS OVER ST MARY'S CHURCH • LIVING ROOM WITH LOG BURNER



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.

ACCOMMODATION

The property is entered via an entrance hall leading into a cosy living room featuring a log burner, creating a warm and inviting focal point. To the rear is a separate dining room with stairs rising to the first floor, providing an ideal space for entertaining and family dining. The stylish fitted kitchen comprises an induction hob, oven and cooker hood, along with integrated appliances including a fridge freezer, dishwasher and washing machine. The kitchen further benefits from underfloor heating and a door opening directly onto the rear garden.

To the first floor are two bedrooms and a contemporary family bathroom fitted with a freestanding bath tub, separate shower cubicle, wash basin with vanity unit, heated towel rail and WC.

A versatile loft room occupies the top floor and offers excellent additional space suitable for a variety of uses, complemented by eaves storage.

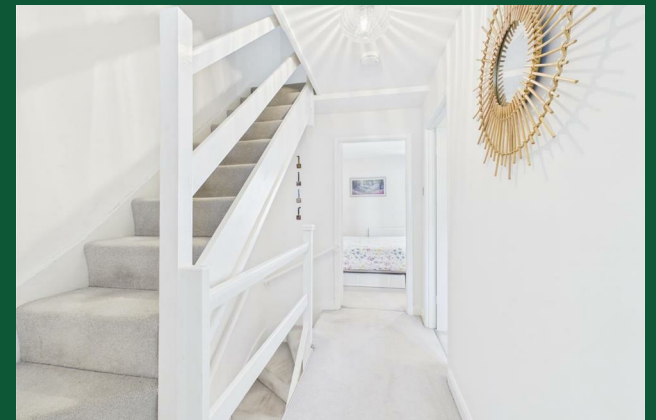
Externally, the property features a fully paved rear garden designed for low maintenance, which could also be utilised as off-road parking. There is a dedicated EV charging socket.

This unique home perfectly blends character features with modern comforts, all within easy reach of Aylesbury's shops, restaurants, amenities and transport links.

NOTES

The home has recently been rewired.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

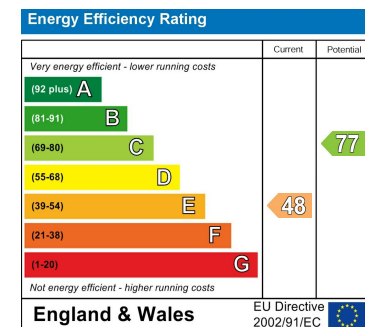
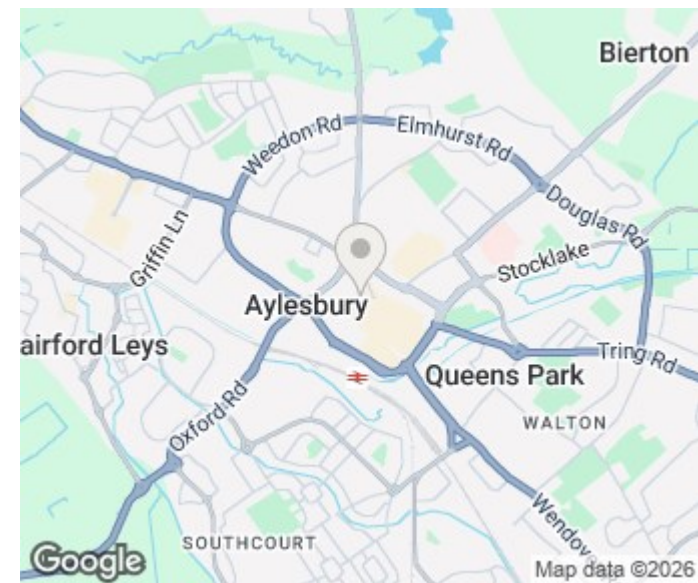
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 805.00 sq ft

Tenure – Freehold





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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