



## GRENVILLE GREEN, AYLESBURY, BUCKINGHAMSHIRE

PRICE £325,000

FREEHOLD

A three bedroom terraced house situated in a popular Southside location of Aylesbury. Offered with no upper chain, the property features an open-plan kitchen/living area, a convenient downstairs shower room and three good sized bedrooms. Further benefits include an additional family bathroom, front and rear gardens, and a car port, making this an ideal home for families or first-time buyers.



## GRENVILLE GREEN

- THREE BEDROOM TERRACED HOUSE • NO UPPER CHAIN • POPULAR SOUTHSIDE LOCATION • DOWNSTAIRS SHOWER ROOM • CAR PORT • OPEN-PLAN KITCHEN/LIVING AREA • THREE GOOD SIZED BEDROOMS • FRONT AND REAR GARDENS

### LOCATION

A family-based estate, very well established with some parts dating back to the 1930's. The area offers shopping facilities in a number of locations within the estate as well as fast food restaurants, religious centres, community halls and regular bus services reaching in and around the town. There is a primary school and secondary school on the estate and the area forms part of the Aylesbury Grammar school catchment.

### ACCOMMODATION

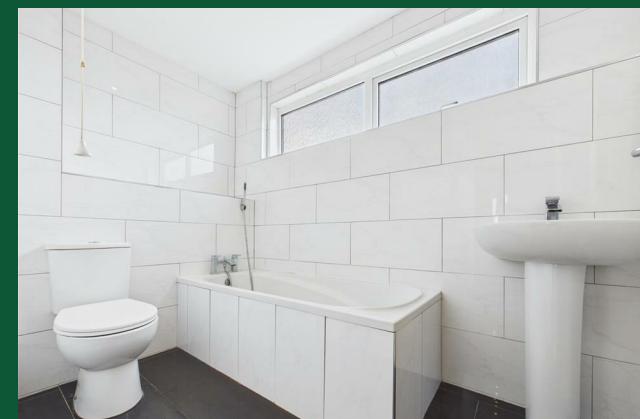
The accommodation begins with an entrance hall featuring stairs rising to the first floor and access to downstairs shower room, offering added practicality for family living. To the rear of the property is a spacious open-plan kitchen/living area, with ample space for a range of appliances and furniture. The living area benefits from a door opening directly onto the rear garden.

To the first floor, the property offers three good-sized bedrooms, with built-in wardrobes to bedrooms one and two, providing excellent storage. A modern family bathroom completes the accommodation.

Externally, the property has a rear garden with patio area and grass, along with gated rear access and a brick-built storage shed. To the front, there is a front garden and the added benefit of a car port, offering convenient off-road parking.



## GRENVILLE GREEN





Approximate total area<sup>(1)</sup>

824 ft<sup>2</sup>  
76.4 m<sup>2</sup>

Reduced headroom  
22 ft<sup>2</sup>  
2.1 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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