

PATERSON ROAD, AYLESBURY, BUCKINGHAMSHIRE

PRICE £620,000

FREEHOLD

This seven bedroom semi-detached home is set in a popular residential area and arranged over three floors. It offers versatile living with a living room, dining room, and kitchen, along with seven bedrooms. The property benefits from two en suite bathrooms, two additional bathrooms, a private garden, and driveway parking—making it ideal for large families or investment potential.



PATERSON ROAD

- EXTENDED SEVEN BEDROOM HOUSE • POPULAR RESIDENTIAL LOCATION • ACCOMMODATION SET OVER THREE FLOORS • GRAVELLED DRIVEWAY • DOWNSTAIRS BEDROOM AND BATHROOM • ENCLOSED REAR GARDEN • FOUR BATHROOMS • MULTIPLE RECEPTION ROOMS



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. The new pedestrian bridge by the Railway Station links the heart of the town centre and Southcourt making all amenities very accessible by foot or cycle. There is a primary school and secondary school on the estate and the area forms part of the Aylesbury Grammar school catchment.

ACCOMMODATION

The property is approached via a gravelled driveway providing off-road parking for multiple vehicles. Upon entering, the entrance hall features stairs rising to the upper floors. The living room offers a comfortable space,, while the separate dining room is ideal for entertaining. The kitchen is fitted with a range of units and benefits from an inset gas hob and oven, with additional space for further appliances.

Also on the ground floor is a family bathroom and a bedroom, offering flexibility for guests or ground floor living.

The first floor comprises five bedrooms, providing ample space for family members or tenants, along

with a convenient en suite serving one of the rooms.

The second floor hosts an additional bedroom complete with its own en suite bathroom. This level also includes a study, ideal for home working, and a further bathroom.

Externally, the rear garden is mainly laid to lawn with a patio seating area, established trees, and an outhouse offering useful storage or potential for further use.

PATERSON ROAD





PATERSON ROAD

ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

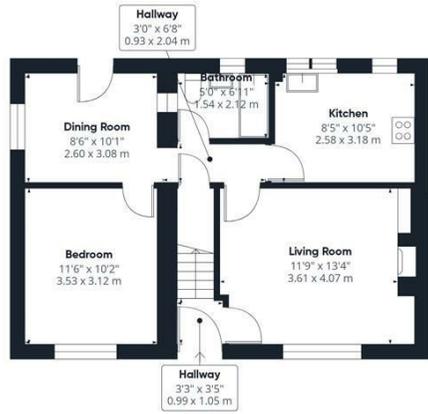
Council Tax – Band B

Viewings – By Appointment Only

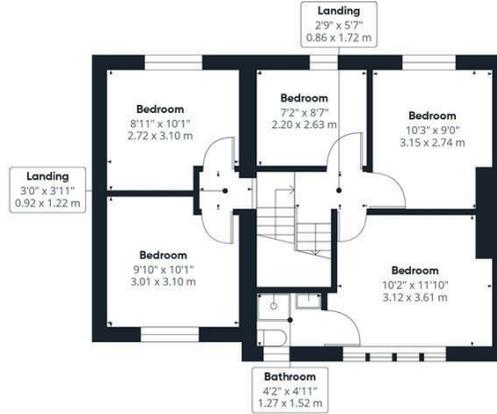
Floor Area – 1302.00 sq ft

Tenure – Freehold

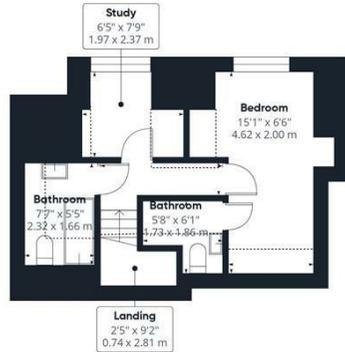




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
 1302 ft²
 121.2 m²
 Reduced headroom
 62 ft²
 5.7 m²

(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.

GIRAFFE 360



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			
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

George David & Co
 46 High Street
 Aylesbury
 HP20 1SE

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

