



DEVEREUX PLACE, AYLESBURY, BUCKINGHAMSHIRE

PRICE £385,000
FREEHOLD

Situated in the popular Haydon Hill area, this three bedroom semi-detached home is offered to the market with no upper chain, making it an ideal purchase for first-time buyers, families, or investors. Conveniently located close to the retail park, Tesco Superstore, and a variety of restaurants and amenities, the property offers spacious and versatile accommodation throughout. The ground floor comprises a living room, dining room, kitchen, conservatory, downstairs WC and a practical utility area. Upstairs, there are three bedrooms and a bathroom. Externally, the property benefits from front and rear gardens, along with off-road parking to the side.



DEVEREUX PLACE

• THREE BEDROOM SEMI-DETACHED HOUSE • NO UPPER CHAIN • POPULAR HAYDON HILL LOCATION • FRONT AND REAR GARDENS • DOWNSTAIRS WC • OFF ROAD PARKING • MULTIPLE RECEPTION ROOMS • CLOSE TO THE RETAIL PARK, TESCO SUPERSTORE AND A RANGE OF EATERIES



LOCATION

Haydon Hill is an estate constructed in the late 70's/early 80's to the north west of Aylesbury's Town Centre. The development consists mainly of 2, 3 and 4 bed houses and backs onto fields at the rear offering good opportunity for Dog-walking. The estate is within walking distance of the Aylesbury Parkway Train Station which offers mainline services into London Marylebone. There is good access by road towards Bicester and the M40 Junction 9. There are many amenities within walking distance including a Tesco Express, Doctors Surgery, Pub/Restaurant and Primary and Secondary Schooling.

ACCOMMODATION

The property is approached via gated access, leading to the front garden which is mainly laid to lawn and bordered by mature shrubs. A pathway leads to the front door, opening into a useful entrance porch with a further door into the entrance hall. The hallway provides access to the staircase rising to the first floor and a convenient ground floor WC.

The living room is a comfortable space featuring a charming brick-built fireplace as its focal point. Double doors open into the separate dining room, creating a flexible layout that is ideal for both everyday family living. From the dining room, doors lead through to both the kitchen and the conservatory, providing additional reception space overlooking the

rear garden.

The kitchen is fitted with a range of units and offers space for a cooker and washing machine. A door leads into the utility area, which provides space for a fridge freezer and additional storage. This in turn leads through to a second useful utility/storage area, offering further practical storage solutions.

On the first floor, the landing provides access to the loft and all three bedrooms, along with a shower room.

Outside, the enclosed rear garden enjoys a patio seating area adjoining the property, a generous lawn, well-established plants, shrubs and mature trees, together creating a private and attractive outdoor space. A pergola provides an ideal spot for outdoor entertaining, while a second patio area to the rear of the garden offers another place to relax. Double gates to the side of the property provide access to the off-road parking space.

With spacious accommodation, off-road parking, and a convenient location close to excellent local amenities, this property is an ideal home ready for its next owner to make their own.

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ADDITIONAL INFORMATION

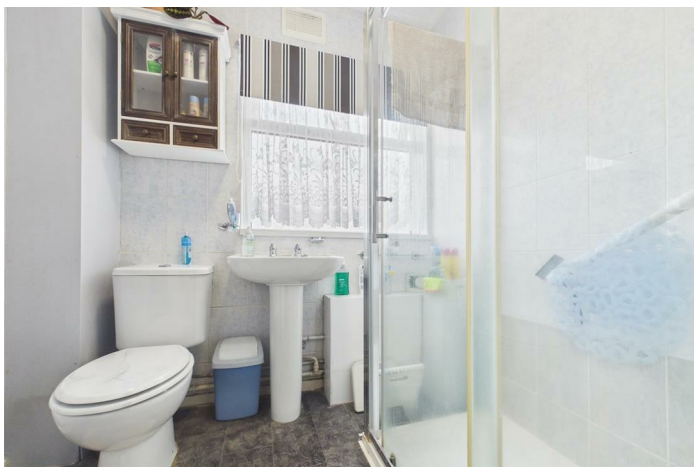
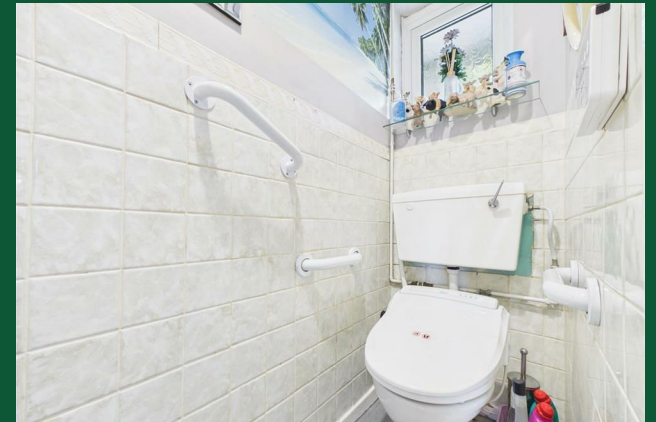
Local Authority – Buckinghamshire

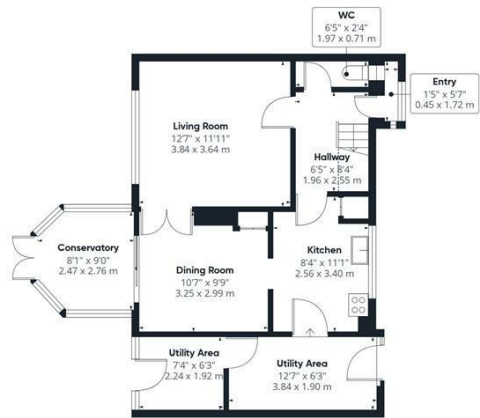
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1027.00 sq ft

Tenure – Freehold





Ground Floor



Floor 1

Approximate total area⁽¹⁾
1027 ft²
95.4 m²

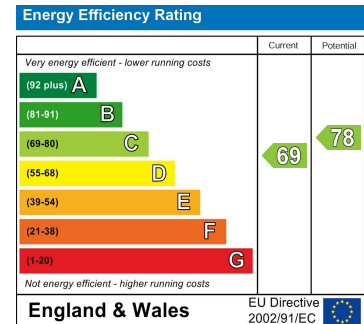
Reduced headroom
11 ft²
1 m²

(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



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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