



## RADNOR END, ELMHURST, AYLESBURY

OFFERS IN EXCESS OF £300,000

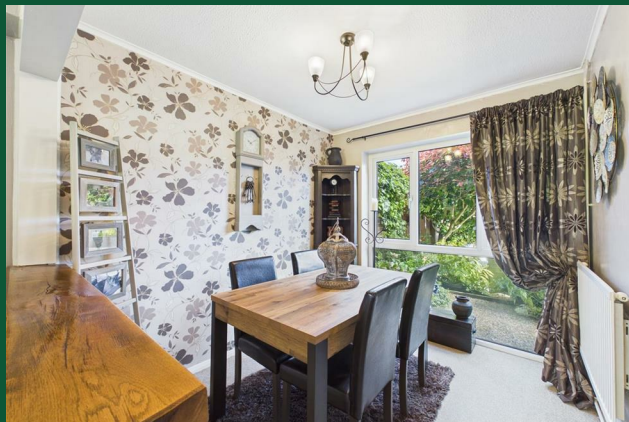
FREEHOLD

A well presented two bedroom semi-detached home located in a popular residential area, conveniently positioned close to local schools, amenities and with easy access to the town centre. The accommodation comprises a living/dining room, kitchen and separate utility area. Upstairs offers two double bedrooms, shower room and a separate WC. Externally, the property benefits from front and rear gardens, and off-road parking.



# RADNOR END

- POPULAR RESIDENTIAL LOCATION
- TWO DOUBLE BEDROOM SEMI-DETACHED HOME
- OFF ROAD PARKING TO THE REAR
- LIVING ROOM / DINING ROOM
- USEFUL UTILITY AREA
- LANDSCAPED REAR GARDEN
- CONTEMPORARY SHOWER ROOM
- CLOSE TO SCHOOLS AND AMENITIES
- WELL PRESENTED THROUGHOUT
- EASY ACCESS TO TOWN



## 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 approached via a front garden featuring a gravelled area with established shrubs, creating an attractive first impression. Upon entering, the hallway provides access to the main living accommodation and stairs rising to the first floor. The living room boasts a feature fireplace and flows seamlessly through to the dining area, where a large window allows for plenty of natural light.

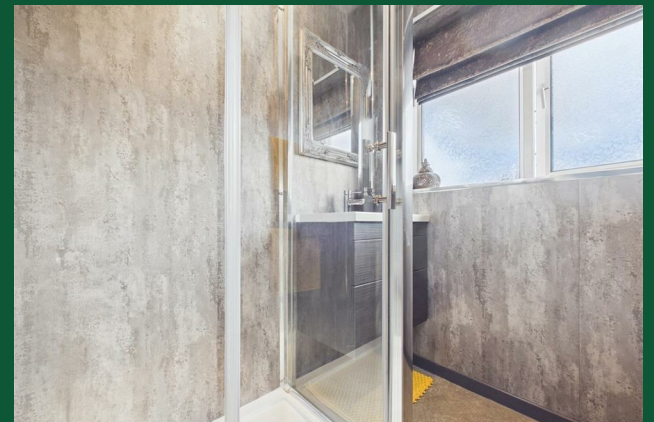
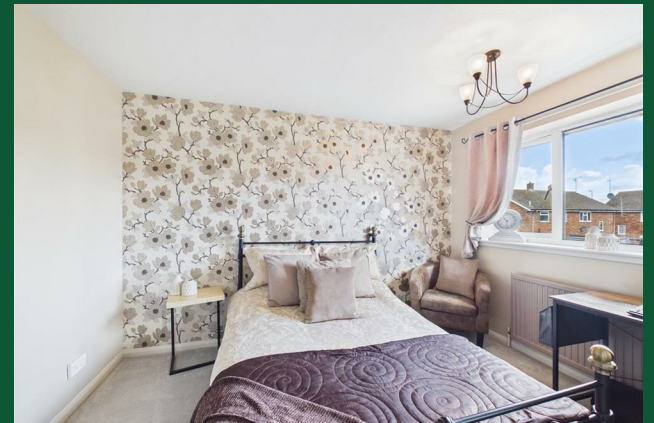
The kitchen is well-equipped with an inset electric hob, oven, and cooker hood, along with a breakfast bar and space for a washing machine. A useful storage cupboard adds practicality. An inner hallway provides access to both the front of the property and the rear garden, as well as leading to a utility area offering ample storage space.

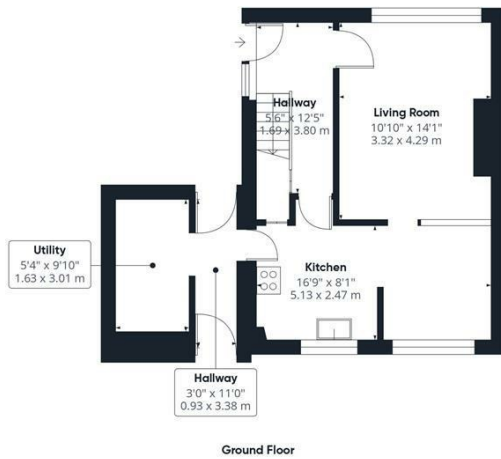
Upstairs, the first-floor landing includes loft access and an airing cupboard. There are two double bedrooms, both well-proportioned. The contemporary shower room is complemented by a separate WC for added convenience.

Externally, the rear garden is designed for low maintenance, featuring a gravelled layout with built-in planters, a variety of plants and shrubs, and small trees. An additional gravelled area to the rear provides gated access and leads to off-road parking.

This attractive home combines practical living space with a convenient location and is ready to move into.

# RADNOR END





Ground Floor



Floor 1

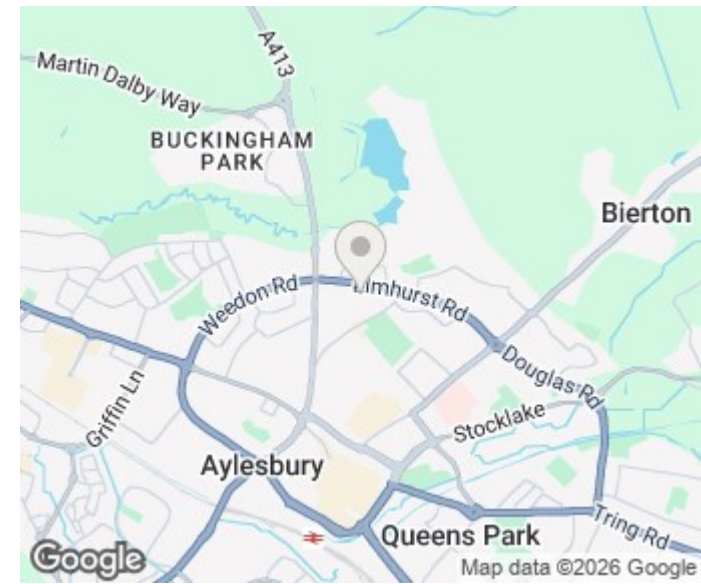


Approximate total area<sup>(1)</sup>  
808 ft<sup>2</sup>  
75.1 m<sup>2</sup>

(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>			
(55-68) <b>D</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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