





WEST STREET, AYLESBURY, BUCKINGHAMSHIRE

PRICE £279,000

FREEHOLD

A well located two bedroom terraced house offering convenient access to the town centre and train station, as well as being close to Sainsbury's Superstore. The property comprises a living room, kitchen, sunroom, two bedrooms and a bathroom. Outside, there is a garden, providing a pleasant outdoor space. An ideal opportunity for those seeking a home with excellent access to local amenities and transport links.

GEORGE DAVID

WEST STREET

• FANTASTIC TWO BEDROOM TERRACED HOUSE • CENTRAL LOCATION • FEATURE BRICK-BUILT FIREPLACE WITH LOG BURNER • GALLEY-STYLE KITCHEN • ENCLOSED REAR GARDEN • CLOSE TO SAINSBURY'S SUPERSTORE • EASY ACCESS TO TOWN & STATION • CONTEMPORARY BATHROOM





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

Enter the property into the living room, featuring a bay window to the front which provides plenty of natural light. A feature brick-built fireplace with log burner creates a lovely focal point and adds character to the room. There is ample space for both living and dining furniture, making this a versatile and comfortable space for everyday living and entertaining. Stairs rise to the first floor.

The galley-style kitchen is fitted with an inset gas hob and oven, with space available for a fridge and washing machine. The layout provides a practical and functional space for preparing meals.

Leading from the kitchen is the useful sunroom, offering additional living space and providing access to the garden through doors to the rear. This bright and versatile room is ideal for enjoying views of the garden or creating a relaxing seating area.

The first floor provides access to the loft, along with an airing cupboard offering useful storage. There are two double bedrooms, both providing comfortable accommodation, and a contemporary bathroom.

The enclosed rear garden is a particular feature of the property, offering a lovely outdoor space with a decked patio area, lawn and built-in planters. Established trees provide greenery and a pleasant garden setting. To the rear is an additional decked patio area, creating further space for outdoor seating and entertaining. A garden shed provides useful storage.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

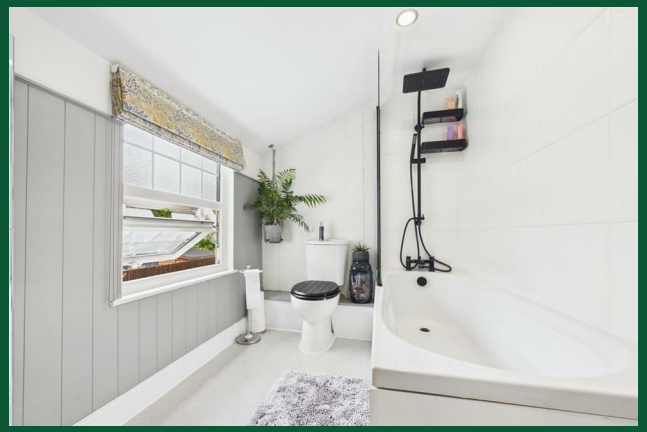
1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

WEST STREET

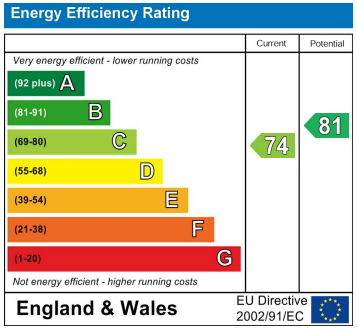












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants 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