



WENDOVER ROAD, AYLESBURY, BUCKINGHAMSHIRE

£300,000

FREEHOLD

This three bedroom house located on the Southside of Aylesbury offers a spacious layout with a garage and parking. It features a living room, dining room, kitchen, bathroom, downstairs WC and three bedrooms. The property is offered with no chain, making for a quicker and smoother transaction.



WENDOVER ROAD

- THREE BEDROOM HOUSE • LIVING ROOM/DINING ROOM • WALKING DISTANCE TO GRAMMAR SCHOOLS • END TERRACE • LESS THAN A MILE TO TOWN CENTRE & TRAIN STATION • DOWNSTAIRS CLOAKROOM • NO UPPER CHAIN • GARAGE AND PARKING TO THE REAR



LOCATION

Approximately just under a mile south of Aylesbury town centre, which has 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).

ACCOMMODATION

Upon entering, you'll find a living room that offers a generous space for relaxing and entertaining, which flows through to the dining room, ideal for family meals. The kitchen provides a functional space that can be updated to suit modern living needs. A convenient downstairs cloakroom is located off the hallway.

Upstairs, the property boasts three bedrooms, each providing a comfortable retreat with the potential to transform into personalised spaces. The family bathroom includes essential fixtures, offering a bath with a shower, washbasin, and a WC.

Externally, there are front and rear gardens, offering great outdoor space for gardening or further development. To the rear, you'll find a garage and off road parking, providing ample parking and storage space.

WENDOVER ROAD





Ground Floor



Floor 1

Approximate total area⁽¹⁾
861.22 ft²
80.01 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		64	
(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

