



PRINCES ROAD, AYLESBURY, BUCKINGHAMSHIRE

PRICE £350,000

FREEHOLD

A three bedroom end-of-terrace home ideally situated in a central location, within easy walking distance of the town centre and a range of local amenities. The accommodation comprises a spacious living/dining room, a galley style kitchen, three bedrooms and a family bathroom. Externally, the property benefits from a private garden and off-road parking, making it a practical and convenient choice for a variety of buyers.



PRINCES ROAD

- CENTRAL LOCATION • THREE BEDROOM
- END OF TERRACE HOME • GALLEY STYLE
- KITCHEN • OFF ROAD PARKING • WALKING
- DISTANCE TO TOWN CENTRE • FAMILY
- BATHROOM SUITE • PRIVATE REAR
- GARDEN • WALKING DISTANCE TO
- STATION • CHAIN FREE



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. Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41 leading towards London/M25.

ACCOMMODATION

The accommodation begins with an entrance hall, complete with stairs rising to the first floor. The ground floor offers a spacious living/dining room, featuring a charming log burner, along with ample space for both seating and dining furniture—perfect for everyday living and entertaining.

To the rear, the galley style kitchen is well-equipped with an inset electric hob and cooker hood, integrated oven, fridge freezer, washing machine and dishwasher. A breakfast bar provides additional

workspace and casual dining space. The kitchen also benefits from direct access to the rear garden, as well as a side door leading to the off-road parking area.

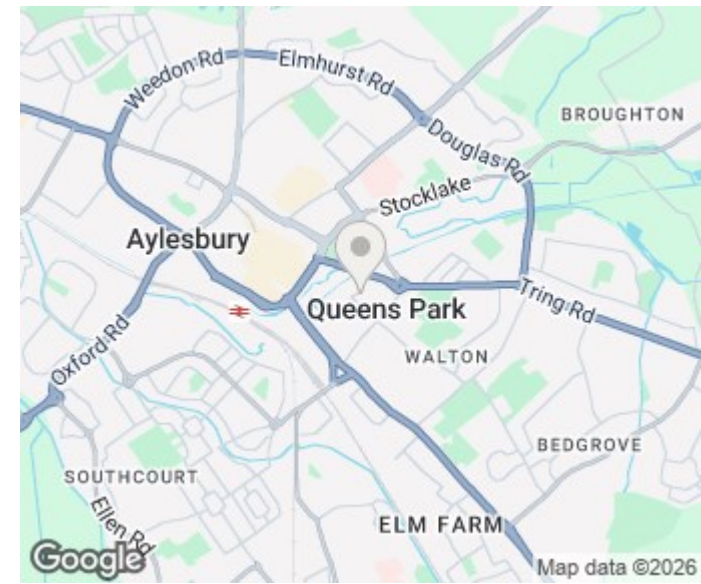
Upstairs, the first-floor landing provides access to the loft and leads to three bedrooms, offering flexible accommodation for family living, guests or home working. The bathroom is fitted with a suite comprising bath with shower over, wash hand basin, and WC.

Externally, the property enjoys a private rear garden, along with the added advantage of off-road parking situated to the side of the house.

Overall, this property combines a practical layout with a highly convenient location, offering comfortable living both inside and out.

PRINCES ROAD





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

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