





RUSSELL AVENUE, SOUTHCOURT, AYLESBURY

PRICE £400,000

FREEHOLD

A spacious and versatile three/four bedroom semi-detached home, situated in a popular Southside location. The property offers well proportioned accommodation, including a living room, kitchen/diner, downstairs shower room and a versatile family room/bedroom, with three further bedrooms and a bathroom upstairs. Outside, there is a good-sized rear garden with a useful garden room, together with a garage and driveway providing excellent off-road parking.

GEORGE DAVID

RUSSELL AVENUE

• THREE/FOUR BEDROOM SEMI-DETACHED HOUSE • POPULAR SOUTHSIDE LOCATION • LIVING ROOM WITH BUILT-IN MEDIA WALL • VERSATILE FAMILY ROOM/BEDROOM • DOWNSTAIRS SHOWER ROOM • GOOD-SIZED REAR GARDEN • GARDEN ROOM WITH LIGHT AND POWER • GARAGE AND DRIVEWAY





LOCATION

A family-based estate, very well established with some parts dating back to the 1930's. The area offers shopping facilities in a number of locations within the estate as well as fast food restaurants, religious centres, community halls and regular bus services reaching in and around the town. The new pedestrian bridge by the Railway Station links the heart of the town centre and Southcourt making all amenities very accessible by foot or cycle. There is a primary school and secondary school on the estate and the area forms part of the Aylesbury Grammar school catchment.

ACCOMMODATION

The property is approached via a porch, providing useful space for coats and shoes, with a further door leading into the entrance hallway. The hallway has stairs rising to the first floor and provides access to the main living accommodation.

The living room is an inviting space, featuring a built-in media wall with an electric fireplace, creating an attractive focal point to the room.

The accommodation continues through to the kitchen/diner, which is well equipped with an inset electric hob, integrated oven, fridge, washing machine and dishwasher. There is ample room for a dining table and chairs, while sliding doors provide direct access and views onto the rear garden, allowing plenty of natural light into the space.

An inner hallway provides access to the garage and leads through to a versatile family room/bedroom, making this an excellent flexible space for a fourth bedroom, family room, home office or guest accommodation. The room benefits from a skylight, doors opening onto the rear garden and direct access to the downstairs shower room.

On the first floor, the landing provides access to three bedrooms and the family bathroom, together with loft access. The main bedroom benefits from a built-in wardrobe.

The family bathroom is fully tiled and fitted with a bathtub with shower over, sink unit with useful storage beneath, WC and heated towel rail.

Outside, the property enjoys a good-sized rear garden, with a large patio area providing an ideal space for outdoor dining and entertaining. Steps lead down to an area of lawn, with established trees to the rear providing a pleasant backdrop. The garden also benefits from a useful garden room, equipped with light and power, offering excellent potential as a home office, hobby room or additional storage.

To the front, there is a driveway providing off-road

parking, together with a garage offering further parking or storage space.

Overall, this is a spacious and adaptable family home, offering a generous amount of living and bedroom accommodation alongside excellent outdoor space and useful additional facilities. The versatile ground-floor room is a particular feature, providing the flexibility to suit a variety of family requirements.

NOTES

Non standard construction.

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.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1212.00 sq ft

Tenure – Freehold







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

1212 ft²

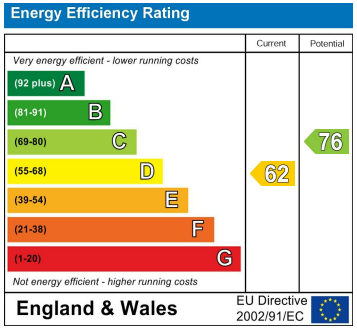
112.6 m²

(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.

GIRAFFE360





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

GEORGE DAVID