





PARK STREET, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £274,000

FREEHOLD

NO UPPER CHAIN *Vendor will offer a £2000 cashback to buyers on completion to go towards carpets/decorating (subject to a price being agreed)* A three bedroom character home situated within walking distance of the town centre and train station.

GEORGE DAVID

PARK STREET

• BAY FRONTED CHARACTER HOME • THREE BEDROOMS • OPEN PLAN LIVING AND DINING ROOM • FITTED KITCHEN • GROUND FLOOR BATHROOM • PRIVATE REAR GARDEN • UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING • VERY CLOSE TO VALE PARK • WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION • CLOSE TO SHOPS AND AMENITIES





LOCATION

Situated on the sought-after Park Street, this property enjoys a highly convenient central Aylesbury location, ideal for commuters, families and professionals alike.

Aylesbury town centre is within easy walking distance, offering an excellent selection of shops, restaurants, cafés and leisure facilities. Aylesbury railway station is also nearby, providing direct services to London Marylebone, making this an excellent choice for those commuting to the capital.

Just moments away is Aqua Vale Swimming & Fitness Centre, featuring a fully equipped gym, multiple swimming pools and a wide range of fitness classes. Adjacent to the leisure centre is Vale Park, offering attractive green spaces, children's play areas, tennis courts and pleasant walking routes.

Everyday amenities are well catered for, with Tesco Superstore and Vale Retail Park both within easy reach, providing a variety of supermarkets, retail stores and dining options.

The area is particularly popular with families, benefiting from access to highly regarded primary schools, Aylesbury Grammar School, Aylesbury High School and several other well-respected secondary schools.

Combining excellent transport links, outstanding local amenities, quality schooling and extensive leisure facilities, Park Street is one of Aylesbury's most desirable and convenient residential locations.

ACCOMODATION

Situated in a highly convenient central location, this attractive three-bedroom Victorian terrace offers spacious and well-presented accommodation, combining period character with practical modern living.

The property is entered via an entrance hall leading to a bright bay-fronted living room, which flows seamlessly into the open-plan dining room, creating an excellent space for both everyday living and entertaining. Character features include exposed wooden floorboards, adding warmth and charm throughout the reception areas.

To the rear of the property is a fitted kitchen offering a range of wall and base units with ample worktop space, leading through to a rear lobby and a ground floor bathroom.

On the first floor, the generous principal bedroom benefits from built-in wardrobes, while the second bedroom is a comfortable double. A good-sized third bedroom provides flexibility for use as a child's bedroom, home office or dressing room.

Further benefits include uPVC double glazing and gas central heating throughout.

Outside, the property enjoys a secluded rear garden, offering a private outdoor space ideal for relaxing, entertaining or gardening.

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.

PARK STREET

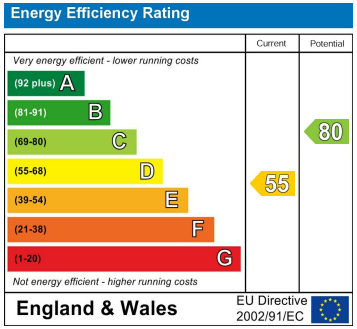












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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