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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



Aylesbury

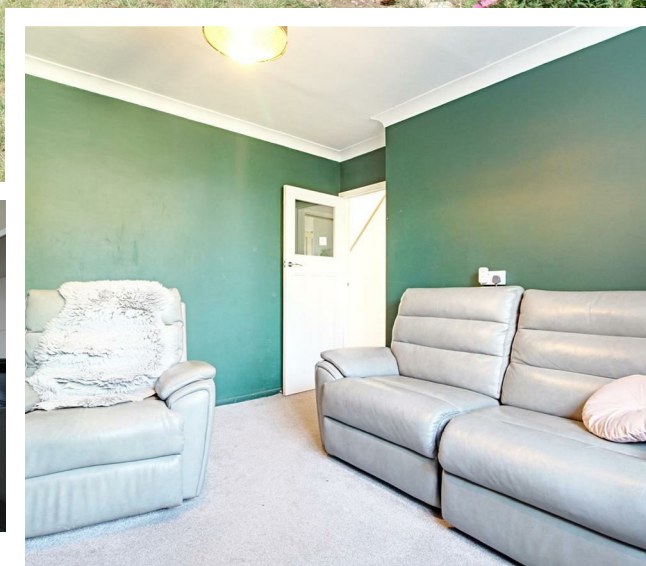
OFFERS IN EXCESS OF £350,000

# Aylesbury

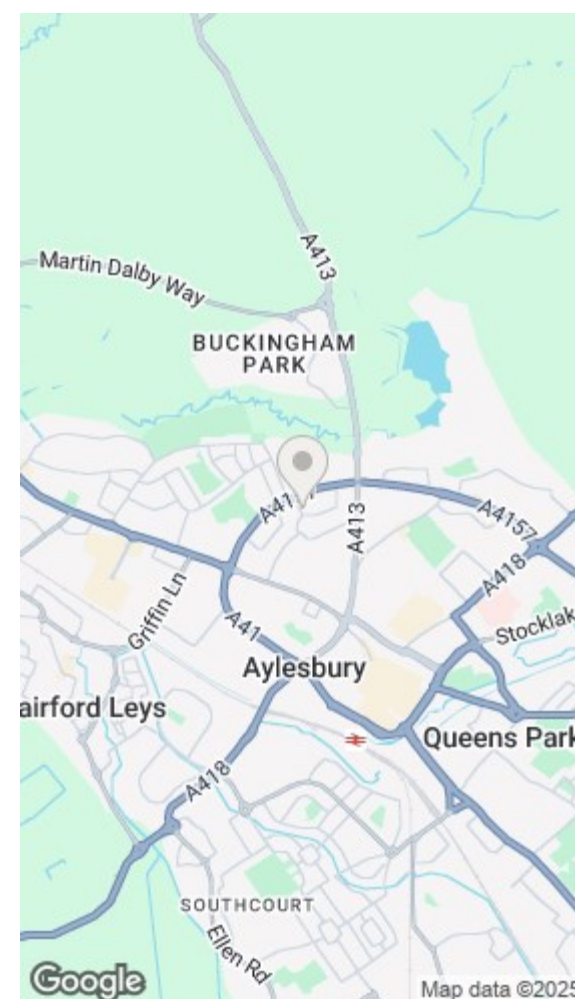
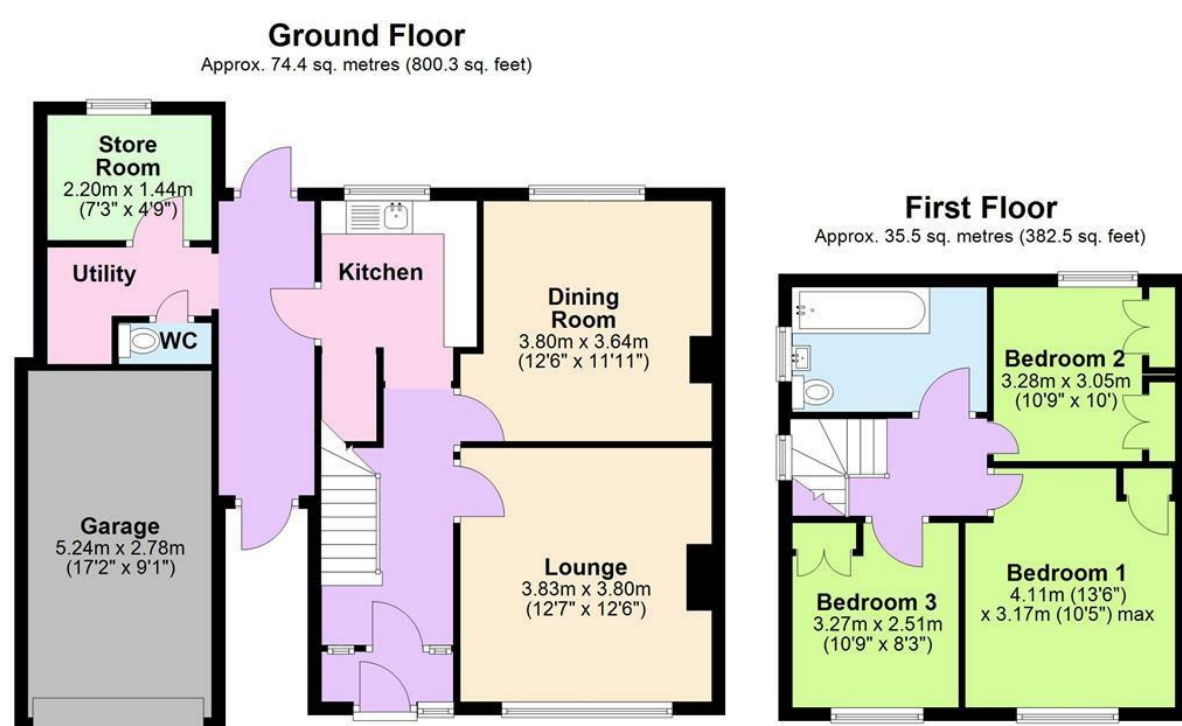
OFFERS IN EXCESS OF

£350,000

A large semi detached family home in a well regarded road in central Aylesbury. The property is in need of updating but had a brand new central heating system installed in 2024 and offers a blank canvas with potential to extend to the side, rear and into the attic (STNP) whilst boasting a driveway with room for 2 cars with an electric car charging point, garage and large mature garden to the rear. Viewings from Saturday 12th July.



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Total area: approx. 109.9 sq. metres (1182.9 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
62	72		

**Energy Efficiency Rating Legend:**  
 A (92-100): Very energy efficient - lower running costs  
 B (81-91)  
 C (69-80)  
 D (55-68)  
 E (39-54)  
 F (21-38)  
 G (1-20): Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**  
 A (82 plus): Very environmentally friendly - lower CO<sub>2</sub> emissions  
 B (61-81)  
 C (39-60)  
 D (15-48)  
 E (10-38)  
 F (1-20): Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales | EU Directive 2002/91/EC





An excellent chance to purchase a property to put your own stamp on!



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**Ground Floor**  
The front door opens to a porch leading to the entrance hall which has stairs ascending to the first floor landing. A door to the right hand side opens to a traditional 'front room' which has a window to the front and a working open fireplace. A second door on the right hand side opens to a dedicated dining room which also has a window to the rear overlooking the lovely garden and also benefits from an open fireplace. The kitchen has a window to the rear and a door to the side which opens to a covered lobby area giving access to both the store room and the utility room.

**First Floor**  
The first floor landing area has doors opening to all three of the really well proportioned bedrooms and to the family bathroom which is fitted with a white three piece suite including panelled bath, low level wc and wash basin. The large master bedroom at the front benefits from a modern air conditioning unit. Two of the bedrooms are positioned overlooking the front of the house while bedroom two is positioned at the rear giving panoramic views over the garden and fitted with a range of wardrobes with ample hanging and storage space. Bedroom three overlooks the front and is a good sized double room with storage.

**The Outside**  
Directly to the front of the property is a private driveway laid to hardstanding with room for two cars and leading to the garage. A pathway with lawned garden area to the front leads to the front door of the property. A passageway in-between the house and the garage has a door opening to the rear lobby and to the garden which is an undoubted feature of this home. Approaching 100 ft in length there is a flagstone patio area directly to the rear of the house which leads to the main part of the garden which is predominantly laid to lawn with a variety of mature herbaceous beds and borders and a very mature specimen Magnolia tree. The garden is fully enclosed by fencing.

#### The Location

Aylesbury is a market town in Buckinghamshire. The town centre is a short walk away, where you'll find a variety of shops, cafes and the Waterside Theatre. For a change of scenery, Whipsnade Zoo, Wendover Woods & Ashridge are all close by. Your home will be close to the A41 which connects you to the M25. Aylesbury Train Station is nearby where you can reach London in just under an hour. Enjoy being part of a thriving community on the sought area of Aylesbury, you'll be well connected with easy access to the town centre & train station.

#### Education In The Area

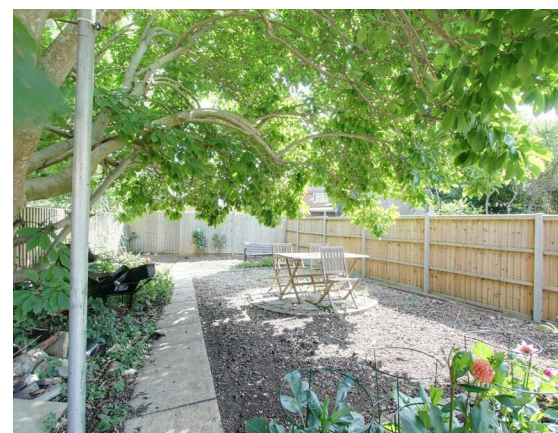
Schools: The property is situated within easy access of a number of excellent schools that includes; Aylesbury Grammar School, Sir Henry Floyd Grammar School, Aylesbury High School, William Harding School, Stoke Mandeville Combined School, Turnfurlong School and Ashmead School amongst others.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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