



Provis Wharf, HP20  
£535,000



- Highly regarded Provis Wharf development, enjoying a prime position overlooking the Grand Union Canal
- Top-floor bedroom with direct access to a private terrace overlooking Grand Union Canal
- Stylish modern bathroom, en-suites and additional WC
- Substantial four-storey waterside townhouse extending to approximately 1,875 sq ft including the garage
- Well-planned and versatile layout ideal for families, professionals or home working
- Convenient access to Aylesbury town centre, mainline station, road links and local amenities
- Ideal purchase for families, professionals or buyers seeking waterside living
- Open Plan ground floor kitchen / dining room
- Integral garage, driveway and allocated parking options

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

Situated in a vibrant and convenient part of Aylesbury, with excellent access to the town centre just a short walk away. The area benefits from a variety of local amenities including shops, cafes, and restaurants. Commuters are well served by nearby Aylesbury station and the Aylesbury Vale Parkway, offering direct links to London and surrounding towns. Families will appreciate the proximity to highly regarded schools, parks, and leisure facilities, while outdoor enthusiasts can enjoy scenic walks along the nearby Grand Union Canal and surrounding riverside paths. With a balance of urban convenience and peaceful riverside charm, this location provides the perfect setting for a connected yet tranquil lifestyle.

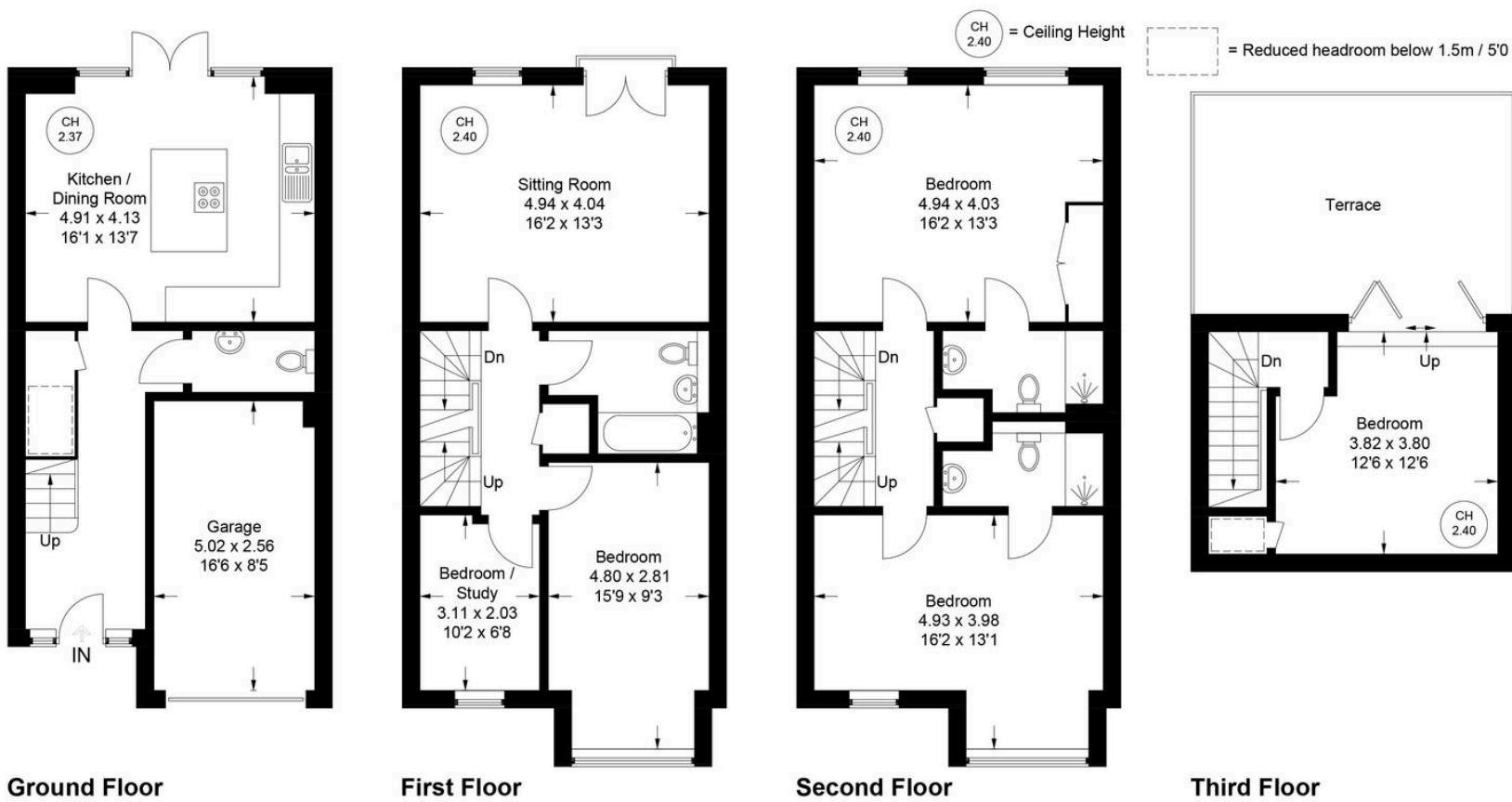


This impressive four-bedroom terraced townhouse is set within the highly regarded Provis Wharf development, enjoying a prime waterside position overlooking the Grand Union Canal. Arranged over four well-proportioned floors and extending to approximately 1,875 sq. ft (including the integral garage), the property offers a thoughtfully designed **versatile layout** ideally suited to modern family living, professionals, and those requiring flexible home-working space.

The ground floor comprises a generous open-plan kitchen/dining room and a W/C, providing excellent storage and workspace and forming a practical hub for everyday living. This level is complemented by an integral garage and access to the front of the property. The first floor hosts an impressive and spacious sitting room, filled with natural light and offering a comfortable, well-defined living space, alongside a double bedroom, a study (which can be adapted to suit your needs), and a family bathroom. The second floor features two further well-proportioned double bedrooms, each served by contemporary en-suites, ensuring comfort and flexibility to use as a principal bedroom or for family members and guests. Occupying the entire top floor is another versatile space which could be used as an additional guest bedroom/summer room, which benefits from direct access onto a terrace overlooking the Grand Union Canal, creating a superb retreat.

Externally, the property is further enhanced by driveway parking in front of the garage and an additional allocated parking space labelled '36', along with a private top-floor terrace providing an exceptional vantage point over the canal — ideal for morning coffee, evening relaxation, or entertaining. Residents of Provis Wharf also enjoy well-maintained communal grounds and direct access to scenic canal-side towpaths, perfect for walking and cycling. The property is conveniently located for Aylesbury town centre, the mainline station, major road links, and local amenities, offering an enviable blend of waterside tranquillity and everyday convenience.





## Provis Wharf, HP20

Approximate Gross Internal Area

Ground Floor = 34.6 sq m / 372 sq ft

First Floor = 53.5 sq m / 576 sq ft

Second Floor = 53.3 sq m / 574 sq ft

Third Floor = 19.2 sq m / 207 sq ft

Garage = 13.6 sq m / 146 sq ft

Total = 174.2 sq m / 1875 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



# Tim Russ and Company

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By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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