



Meadle

In Excess of £850,000

 **TIM RUSS**
& Company



Meadle, Aylesbury

A substantial four bedroom detached bungalow ideally positioned in a quiet village location with a fabulous mature garden on a plot of approaching half an acre. This lovely home is abundant in natural light and flows well with modern fixtures and fittings.

The accommodation comprises entrance hall leading to the generously proportioned sitting room with large windows, sliding doors to the garden and door to the dining room. The kitchen/breakfast room is an impressive space having been extended by the current owners and provides access to the garden with french doors to the dining room. There is a well equipped family bathroom with bath and separate shower. There are four bedrooms with the principal bedroom benefitting from fitted wardrobes and a large en suite.

The front garden is mostly enclosed being laid to lawn with access to the side and driveway parking leading to the detached double garage. The rear garden is hugely impressive with a large patio, expanse of lawn, mature trees, shrubs and hedging.



Meadle, Aylesbury

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- DETACHED BUNGALOW
- FOUR BEDROOMS
- 0.43 ACRES
- EXTENDED KITCHEN
- LARGE LIVING ROOM
- EN SUITE AND FAMILY BATHROOM
- DETACHED DOUBLE GARAGE
- HUGELY IMPRESSIVE REAR GARDEN
- QUIET VILLAGE LOCATION







Tim Russ and Company

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Approximate Gross Internal Area = 150.1 sq m / 1,616 sq ft
 Garage = 21.4 sq m / 230 sq ft
 Total = 171.5 sq m / 1,846 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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