





£225,000

Located in a quiet cul-de-sac not too far from the local amenities of Aylesbury town centre which offers various shops, restaurants, café's and access to Aylesbury train station which has links into London Marylebone. This no onward chain one bedroom coach house is welcomed to the market offering, lounge, kitchen/breakfast room, bathroom, parking and garage.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Double glazed window to rear aspect. Radiator, stairs rising to first floor.

INNER HALL

Radiator, storage cupboard, door to lounge.

LOUNGE/DINING ROOM

Two double glazed frosted windows to front aspect. Two radiators, door to kitchen.

KITCHEN/BREAKFAST ROOM

Two double glazed windows to rear aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, sink with mixer tap and drainer, gas hob and oven with extractor fan over, space for fridge freezer, space for washing machine, part tiled walls.

BEDROOM ONE

Double glazed window to front aspect. Radiator, door to bathroom.

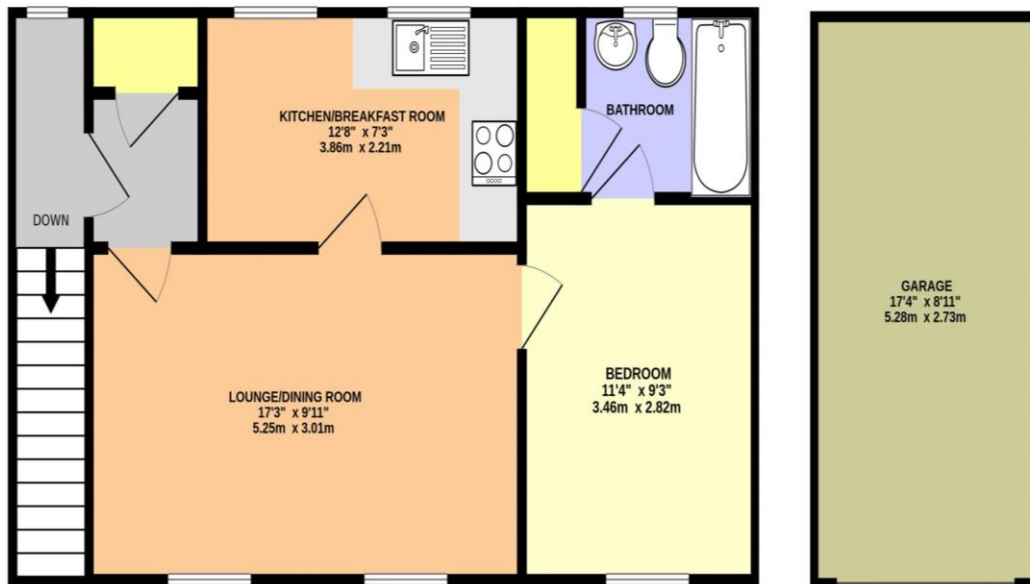
BATHROOM

Double glazed frosted window to rear aspect. Low level WC, wash hand basin in vanity unit with mixer tap, panelled bath with shower over, tiled walls and floor, heated towel rail, extractor fan, storage cupboard housing combi boiler.

OUTSIDE

GARAGE

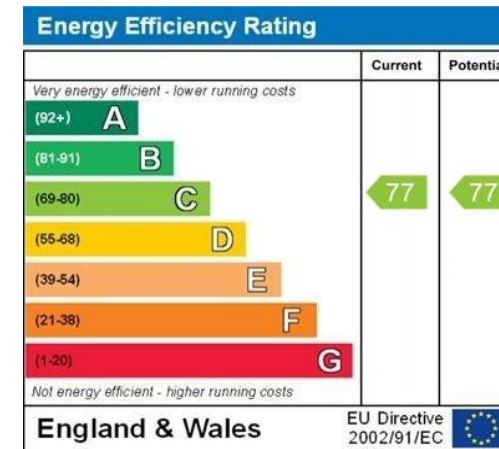
Single garage with power and lighting.



SHEREWAY, AYLESBURY HP19 8EL (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 151 sq.ft. (14.0 sq.m.) approx.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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