



Wymering Road, Aylesbury, Buckinghamshire, HP21 9BP



Christopher Pallet
Professional advice since 1973

**Wymering Road,
Aylesbury,
Buckinghamshire,
HP21 9BP**

**Guide Price £385,000
Freehold**

This property comes to the market for the first time in over 60 years in fact since it was built. The semi detached family home is situated on the popular Bedgrove development within a quiet cul de sac location. Ideal for raising a young family as it is close to the local combined schools as well as the parks and shops. The property has potential to extend subject to planning permission.

Externally there is a long driveway, a single garage and a large private rear garden. Additional benefits include, gas to radiator heating and double glazing windows and doors. Viewing is highly recommended.

The accommodation comprises; entrance hall, sitting room, kitchen/diner, shower room, three bedrooms, front and rear gardens, garage.

Wymering road is located on the ever popular Bedgrove development. The property is close to the sought after Bedgrove combined Infant and Junior Schools and is also within walking distance of the highly regarded Aylesbury Grammar School for boys and Aylesbury High School for girls. Local shopping facilities are available at nearby Jansel Square with a more extensive choice available just a short drive away in Aylesbury town centre. There is also mainline rail access into London, Marylebone with a journey time of just under an hour via either Stoke Mandeville Station.





On The Ground Floor

The double glazed front door opens to the entrance hall with the ground floor shower room on the right, stairs rising to the first floor, a storage cupboard, doors to both sitting room and kitchen/dining room. The sitting room has two large windows to the front flooding the room with light, a feature fireplace with wooden mantle and surround, under stairs cupboard housing the electric meter. The kitchen/dining room has a single drainer sink, cupboard space and worktops, spaces for the usual appliances a double glazed door and window looking over the rear garden

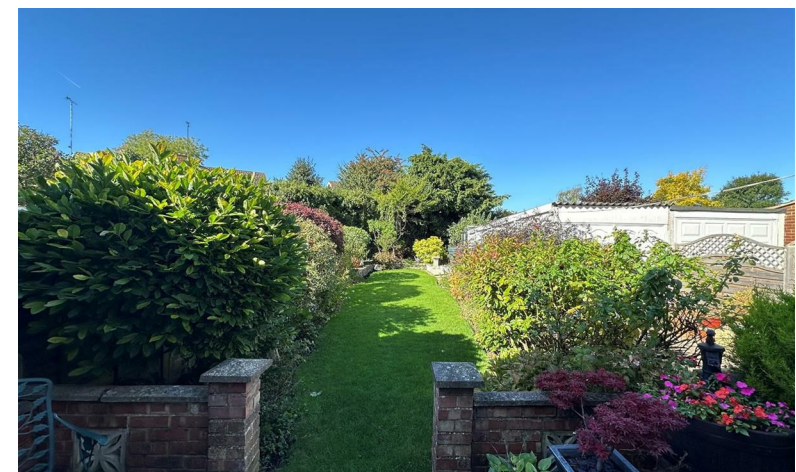
On The First Floor

The landing has a window to the side, an airing

cupboard with sliding door which houses the hot water tank and the gas boiler. There are three bedrooms with two double rooms and a very generous single bedroom. Access to the part boarded loft is from the rear bedroom with a ladder.

Outside

The large rear garden has a patio seating area which leads to the level lawn with a plethora of mature shrubs and flowering plants, a greenhouse, access to the single garage with hard standing and double gates leading to the front. The front garden is landscaped with raised beds and a brick wall to the side and front boundaries. There is a long block paved driveway to the side with ample parking for numerous vehicles.



Directions

Leave Aylesbury on the A41 Tring road, at the traffic lights turn right into Bedgrove, second left into Welbeck Avenue and third right into Wymering road.
Council Tax: Band D

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing and Contact Details

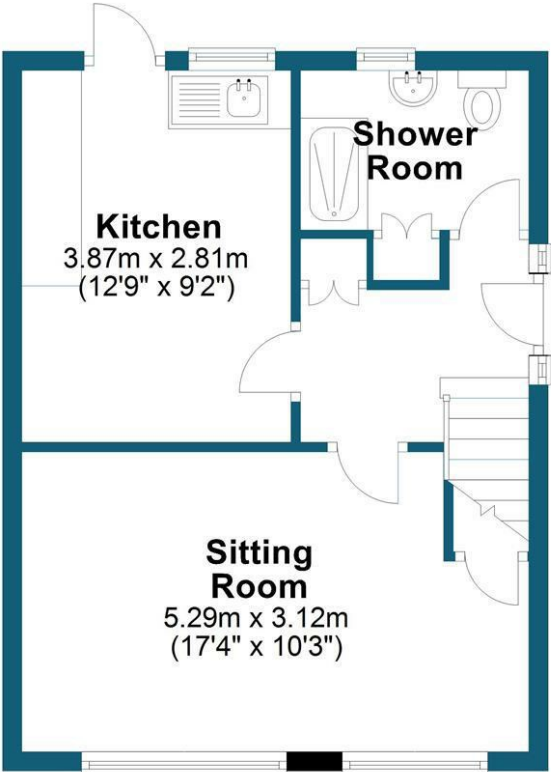


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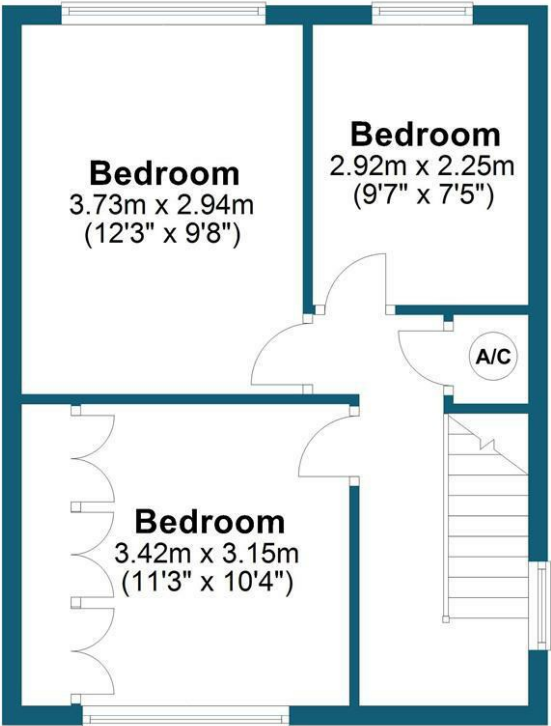
Ground Floor

Approx. 37.5 sq. metres (403.9 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.9 sq. feet)



Total area: approx. 75.1 sq. metres (807.9 sq. feet)
For illustration purposes only - not to scale



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