



Layco

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Bricstock

Aston Abbotts Aylesbury

- Gas Central Heating
- Village Location Overlooking Parkland
- Modern Kitchen
- Modern Bathroom
- Rarely Available - No Onward Chain
- Two Bedrooms

£290,000 Subject To Contract

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Layco Properties proudly presents with no onward chain this two bedroom bungalow benefiting from a modern kitchen and bathroom, situated in a quiet, tucked away position close to parkland and countryside in Aston Abbots. Additional benefits include; good sized living room, separate breakfast/dining area and an enclosed rear garden.

Accommodation: Entering into the hallway there is a storage cupboard and doors to all rooms.

The living room is a generous size and very light with window to the front aspect overlooking parkland.

The hallway opens through to the dining area which also provides loft access.

The kitchen is fitted with a range of modern units with worktops above and a sink and drainer unit. There is an integrated oven with hob and extractor above plus space for white goods. Window and door to the rear garden.

Bedroom one is a double room with fitted wardrobes and a window to the rear aspect.

Bedroom two features a window to the front aspect.

The bathroom is fitted with a modern suite comprising; WC, hand basin and bath with shower above. Tiled floor and partly tiled walls.

Outside, the rear garden is level and mostly laid to lawn. There is a patio and paved path, brick built shed and the garden is enclosed by fencing.

Location: The picturesque village of Aston Abbots is situated approximately 5 miles to the north of the market town of Aylesbury. There is a recreation ground, great for young children and walking dogs. The village of Wing, about 3 miles away, has a useful selection of stores, restaurants, a hairdressing/beauty salon and a post office. A more comprehensive range of shopping facilities can be found in the market towns of Buckingham, Leighton Buzzard and Aylesbury.

General: Freehold, Buckinghamshire council, council tax band: B, EPC: C.

