



Ripon Street, Aylesbury HP20 2JP



welcome to

Ripon Street, Aylesbury

We are thrilled to present this stunning 4 bedroom home to the market, brought to you by Brown and Merry. This exquisite property exudes charm and character with its period features and boasts a self-contained annex. With high ceilings and fireplaces throughout, this home offers a bright and airy atmosphere that is perfect for a growing family. On the ground floor, you will find a lounge adorned with beautiful sash windows, a dining area, a cosy family room, and a well-appointed kitchen that leads to a utility room and a convenient downstairs wc. As you make your way to the first floor, you will discover four generously sized bedrooms and a family bathroom. Outside, the property offers a delightful, south westerly rear garden with access to the self-contained annexe. The annexe features an open plan lounge, kitchen, and sleeping area, as well as a convenient shower room. Situated in a peaceful location, this property provides easy access to the town and train station.





Accommodation Comprises

Entrance Hall

Cloakroom

Lounge

13' 8" into bay x 12' 1" max (4.17m into bay x 3.68m max)

Dining Room

10' 7" max x 10' 6" max (3.23m max x 3.20m max)

Family Room

16' 7" max x 11' 4" max (5.05m max x 3.45m max)

Kitchen

9' 7" x 8' 1" (2.92m x 2.46m)

Utility Room

10' 6" x 6' 5" (3.20m x 1.96m)

Landing & First Floor

Bedroom One

12' 8" max x 10' 5" max (3.86m max x 3.17m max)

En-Suite

Bedroom Two

10' 7" max x 9' 6" max (3.23m max x 2.90m max)

Bedroom Three

11' 2" max x 8' 8" max (3.40m max x 2.64m max)

Bedroom Four

8' 9" x 8' 5" (2.67m x 2.57m)

Annexe

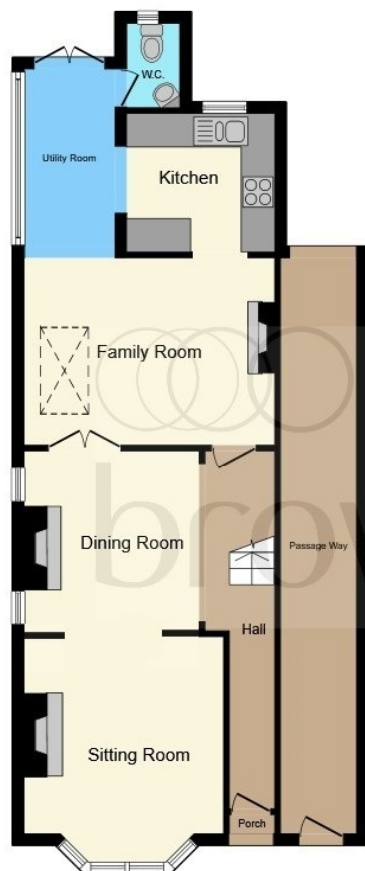
Office/ Annexe

17' 7" x 10' 5" (5.36m x 3.17m)

Shower Room

Outside

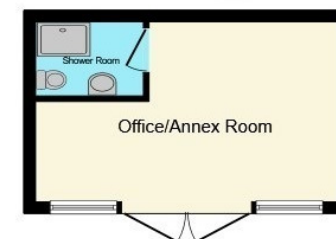
Rear Garden



Ground Floor



First Floor



Outbuilding



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Ripon Street, Aylesbury

- FOUR BEDROOM PERIOD PROPERTY
- FOUR BEDROOM FAMILY HOME
- HIGH CEILING & OPEN FIREPLACES THROUGHOUT
- SITTING ROOM, DINING ROOM & FAMILY ROOM FLOWING INTO KITCHEN
- FOUR GOOD SIZED BEDROOMS
- ENSUITE TO BEDROOM ONE
- FAMILY BATHROOM
- OFFICE/ ANNEXE SITUATED TO THE REAR

Tenure: Freehold EPC Rating: Awaited

£520,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYL114254 - 0004

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 brown & merry



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