



Chaucer Drive, Aylesbury HP21 7LN



welcome to

Chaucer Drive, Aylesbury

Brown & Merry are pleased to offer this spacious and extended three bedroom family home, situated conveniently close to central Aylesbury. The property features entrance porch, entrance hall, cloakroom, lounge, dining room, study/family room, kitchen, three bedrooms, shower room, rear garden and garage situated in a nearby block. Internal viewing is highly recommended to fully appreciate this rare opportunity. The property is located just a under a mile from Aylesbury's mainline train station, which connects with London Marylebone in less than an hour. Aylesbury town centre is also within easy reach, offering a wide range of shopping, leisure facilities and a selection of restaurants. Local grammar schools are also within walking distance.



Accommodation Comprises

Entrance Porch

Entrance Hall

Cloakroom

Lounge

13' x 13' 6" (3.96m x 4.11m)

Dining Room

17' 11" x 10' 11" (5.46m x 3.33m)

Study/Family Room

7' 10" x 9' 3" (2.39m x 2.82m)

Kitchen

9' 4" x 8' 8" (2.84m x 2.64m)

Landing & First Floor

Bedroom One

10' 7" x 11' 3" (3.23m x 3.43m)

Bedroom Two

11' 11" x 8' 11" (3.63m x 2.72m)

Bedroom Three

8' x 8' 9" (2.44m x 2.67m)

Shower Room

Outside

Front & Rear Gardens

Garage



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Chaucer Drive, Aylesbury

- EXTENDED FAMILY HOME
- NO UPPER CHAIN
- CLOSE TO GRAMMAR SCHOOLS
- THREE BEDROOMS
- GARAGE IN NEARBY BLOCK
- MUST BE VIEWED

Tenure: Freehold EPC Rating: Awaiting

Offers in excess of

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYL114459 - 0006

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