





## welcome to

# **Byron Road, AYLESBURY**

Brown & Merry are pleased to offer for sale this spacious three double bedroom extended family home being located in a non-estate location within the popular Southside of Aylesbury, close to Grammar, local schools and local amenities and the town centre. The property features entrance hall, cloakroom, two reception rooms, kitchen/dining room, utility area, three double bedrooms, bathroom, good size rear garden with covered storage area to the side of the property, driveway area. Internal viewing is highly recommended to fully appreciate this family home.













## **Accommodation Comprises**

#### **Entrance Hall**

#### Cloakroom

Lounge

12' 6" into bay x 13' 4" ( 3.81m into bay x 4.06m )

# **Family Room**

13' 5" x 12' 6" ( 4.09m x 3.81m )

# **Kitchen/Dining Room**

6' 9" x 19' 3" ( 2.06m x 5.87m )

# Utility

6' 7" x 9' 4" ( 2.01m x 2.84m )

# **Landing & First Floor**

#### **Bedroom One**

9' 8" x 12' 7" ( 2.95m x 3.84m )

#### **Bedroom Two**

9' 3" x 12' (2.82m x 3.66m)

#### **Bedroom Three**

8' 5" x 8' (2.57m x 2.44m)

#### **Bathroom**

Outside

**Rear Garden** 

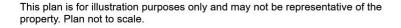
**Driveway** 



**Ground Floor** 





















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# **Byron Road, AYLESBURY**

- EXTENDED SEMI-DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- KITCHEN/ DINING ROOM
- FAMILY ROOM & UTILITY
- NON-ESTATE SOUTHSIDE LOCATION
- OFF STREET PARKING
- GOOD LOCAL SCHOOL CATCHMENTS
- MUST BE VIEWED

Tenure: Freehold EPC Rating: Awaited

# £375,000







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Map data ©2024

Please note the marker reflects the postcode not the actual property

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Property Ref: AYL114561 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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