



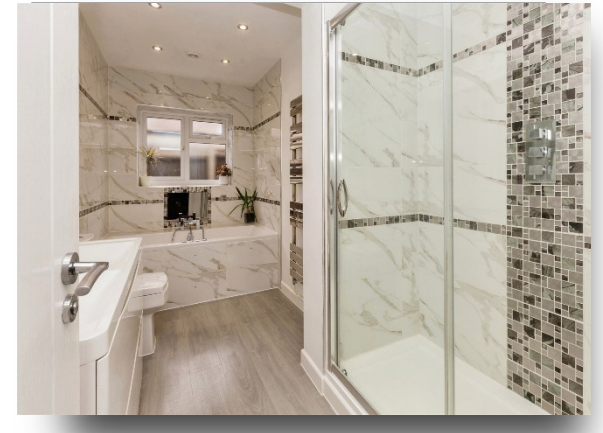
Mandeville Road, Aylesbury HP21 8AG



welcome to

Mandeville Road, Aylesbury

The bungalow features an open plan lounge and kitchen, three spacious bedrooms, two of which have en-suite bathrooms, and a modern refitted bathroom with an integrated TV. Additionally, there is a family room at the rear of the property, providing access to a gym. The property boasts a generously sized rear garden, complete with gated entrance to the front. We highly recommend scheduling a viewing to fully appreciate all that this property has to offer.



Accommodation Comprises

Lounge/ Kitchen

29' max x 11' 11" max (8.84m max x 3.63m max)

Family Room

20' 7" x 9' 2" (6.27m x 2.79m)

Gym

9' 5" x 8' 1" (2.87m x 2.46m)

Bedroom One

11' 7" max x 9' 11" max (3.53m max x 3.02m max)

Bedroom Two

14' 5" x 9' (4.39m x 2.74m)

En-Suite

Bedroom Three

13' 5" max x 8' 10" max (4.09m max x 2.69m max)

En-Suite

Bathroom

Outside

Rear Garden

Parking



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



check out more properties at brownandmerry.co.uk



welcome to

Mandeville Road, Aylesbury

- THREE BEDROOM SEMI-DETACHED BUNGALOW
- RENOVATED & EXPANDED
- OPEN PLAN LOUNGE & KITCHEN
- EN-SUITES TO BEDROOMS ONE & TWO
- FAMILY ROOM & GYM TO THE REAR
- REFITTED FAMILY BATHROOM
- GENEROUS SIZED REAR GARDEN
- GATED ENTRANCE

Tenure: Freehold EPC Rating: D

£565,000



Please note the marker reflects the postcode not the actual property

check out more properties at [browndmerry.co.uk](https://www.browndmerry.co.uk)



Property Ref:
AYL114550 - 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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01296 488111



Aylesbury@browndmerry.co.uk



5-7 Market Street, AYLESBURY,
Buckinghamshire, HP20 2PN



[browndmerry.co.uk](https://www.browndmerry.co.uk)