



Prebendal Avenue, AYLESBURY HP21 8LD

welcome to

Prebendal Avenue, AYLESBURY

Brown & Merry are pleased to offer for sale this extended chalet style bungalow offering flexible accommodation and being located within a short walk to Aylesbury Town centre (0.7 mile walk) and railway station (0.6 mile walk). The property features double glazing, gas heating system with radiators, entrance hall, lounge/dining room, fitted kitchen, two ground floor bedrooms and bathroom, two further first floor bedrooms and shower room, front and rear gardens, off road parking . Viewing is highly recommended.



Entrance Hall

Lounge/Dining Room

15' plus stairs x 11' 4" (4.57m plus stairs x 3.45m)

Kitchen

16' 1" x 7' 11" (4.90m x 2.41m)

Bedroom One

10' 4" x 10' 3" (3.15m x 3.12m)

Bedroom Two

8' 10" x 9' 11" (2.69m x 3.02m)

Bathroom

First Floor

Bedroom Three

11' 8" max x 11' 3" max (3.56m max x 3.43m max)
(sloping ceilings)

Bedroom Four

11' 2" max x 9' 5" max (3.40m max x 2.87m max)
(sloping ceilings)

Shower Room

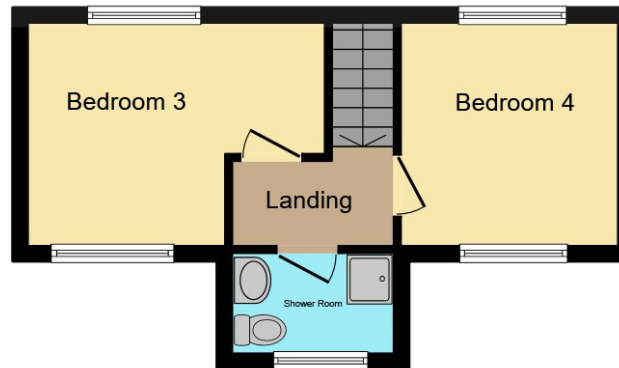
Outside

Rear Garden

Off Road Parking

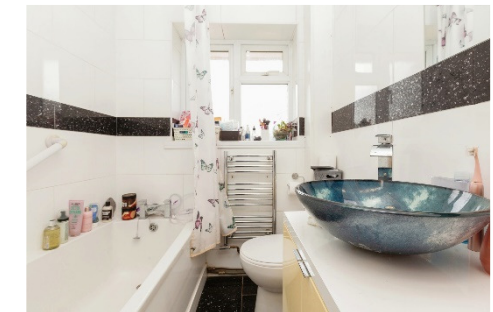


Ground Floor



First Floor

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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welcome to

Prebendal Avenue, AYLESBURY

- CHALET STYLE BUNGALOW
- FOUR BEDROOMS
- BATHROOM & SHOWER ROOM
- LOUNGE/DINING ROOM
- FITTED KITCHEN

Tenure: Freehold EPC Rating: C

£343,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYL114467 - 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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