



**Taylor Road, Aylesbury HP21 8DR**



**welcome to**

## **Taylor Road, Aylesbury**

CORNER PLOT GARDEN - OPPORTUNITY FOR EXTENSION (subject to planning permission) Brown & Merry presents this three-bedroom semi-detached residence located in the southern part of Aylesbury. The property occupies a corner plot, providing the opportunity for side extension (subject to planning permission). The accommodation includes a lounge, a modernized kitchen, a conservatory, a storage room, a cloakroom, three bedrooms, and a bathroom, along with front and rear gardens, a garage, and driveway parking. An internal viewing is strongly encouraged.



## Accommodation Comprises

### Cloakroom

### Lounge

17' 3" x 11' 10" into stairs ( 5.26m x 3.61m into stairs )

### Kitchen

10' 9" x 14' 1" max ( 3.28m x 4.29m max )

### Utility Room

6' 9" x 8' 8" max ( 2.06m x 2.64m max )

### Landing

### Bedroom One

8' 1" into door recess x 11' 10" ( 2.46m into door recess x 3.61m )

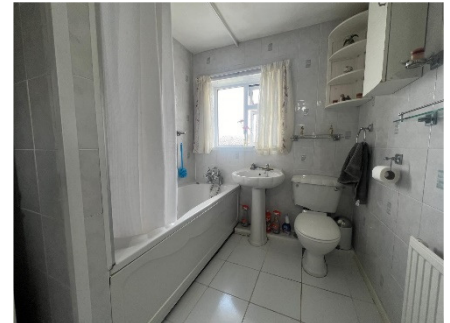
### Bedroom Two

10' 9" x 10' 6" ( 3.28m x 3.20m )

### Bedroom Three

8' 10" max x 8' 11" max ( 2.69m max x 2.72m max )

### Bathroom



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## Taylor Road, Aylesbury

- SEMI-DETACHED HOME
- CORNER PLOT & POTENTIAL TO EXTEND (STPP)
- CONSERVATORY
- REFITTED KITCHEN
- THREE BEDROOMS
- SOUTHSIDE LOCATION
- GARAGE & DRIVEWAY

Tenure: Freehold EPC Rating: E

offers in excess of

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYL114926 - 0003

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