

Oving Road, Whitchurch Aylesbury HP22 4JF

## welcome to

# **Oving Road, Whitchurch Aylesbury**

Set back from the road on a private path, the property includes an entrance hall, living room, modern kitchen, two bedrooms, and a renovated bathroom. The exterior features a lovely plot with side storage for a shed and patio, while the mature rear garden backs onto privately owned allotments. A pathway leads to parking for two cars nearby. Priced competitively, this property offers a great opportunity to join the village, be close to the school, enjoy the countryside, and have a beautiful garden.













# **Accommodation Comprises**

**Lounge** 12' 9" x 10' 10" ( 3.89m x 3.30m )

### Kitchen

8' 8" x 9' 5" into recess ( 2.64m x 2.87m into recess )

#### **Bedroom One**

10' 11" max x 8' 11" max ( 3.33m max x 2.72m max )

#### **Bedroom Two**

8' 8" x 8' 6" ( 2.64m x 2.59m )

**Bathroom** 

Outside

**Rear Garden** 











## welcome to

# **Oving Road, Whitchurch Aylesbury**

- **DETACHED BUNGALOW**
- TWO BEDROOMS
- WHITCHURCH VILLAGE
- SET BACK AWAY FROM ROADS
- **COUNTRYSIDE LOCATION**
- **PARKING**
- **GOOD SIZED GARDEN**

Tenure: Freehold EPC Rating: E Council Tax Band: D

# £325.000







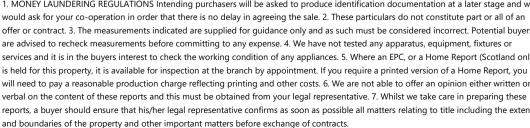


Please note the marker reflects the postcode not the actual property

# view this property online brownandmerry.co.uk/Property/AYL115589



Property Ref: AYL115589 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent





brown & merry

Aylesbury@brownandmerry.co.uk



01296 488111

brownandmerry.co.uk

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.