



New College Road, Buckingham Park Aylesbury HP19 9SE

welcome to

New College Road, Buckingham Park Aylesbury

Brown & Merry are pleased to offer for sale this spacious three bedroom semi-detached family home being located within the Buckingham Park and an internal viewing is highly recommended. The property features double glazing, gas heating system with radiators, entrance hall, cloakroom, kitchen/dining room, utility, first floor living room, two bedrooms and bathroom, second floor master bedroom with fitted wardrobe, dressing area with access to shower room, enclosed garden, carport/driveway providing off road parking.



Accommodation Comprises:

Entrance Hall

Kitchen/Dining Room

23' 6" x 10' 7" (7.16m x 3.23m)

Utility

5' 9" x 3' 5" (1.75m x 1.04m)

Cloakroom

First Floor & Landing

Living Room

19' 3" x 10' 10" (5.87m x 3.30m)

Bedroom Two

10' 2" plus wardrobe x 7' 10" plus recess (3.10m plus wardrobe x 2.39m plus recess)

Bedroom Three

10' 3" plus wardrobe x 7' 8" max (3.12m plus wardrobe x 2.34m max)

Bathroom

Second Floor

Master Bedroom

12' 11" x 11' (3.94m x 3.35m)

Dressing Area

Study/Dressing Area

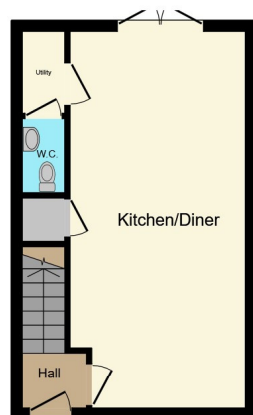
Door to shower room.

Shower Room

Outside

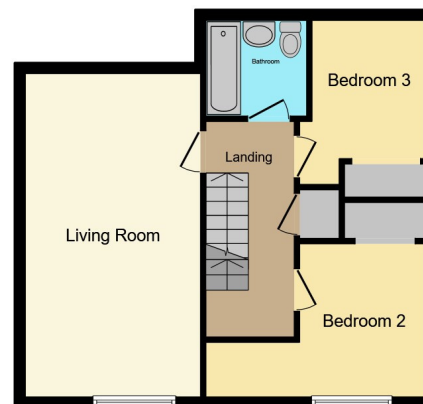
Rear Garden

Carport/Driveway



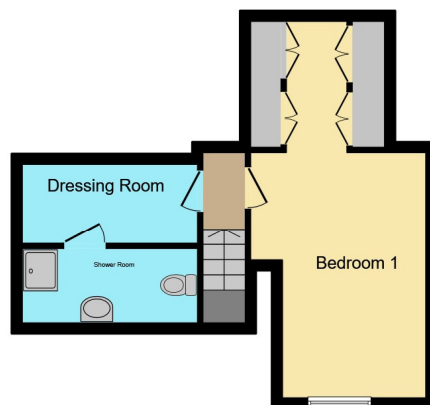
Ground Floor

Floor area 29.8 m² (321 sq.ft.) approx



First Floor

Floor area 50.6 m² (544 sq.ft.) approx



Second Floor

Floor area 32.9 m² (355 sq.ft.) approx

Total floor area 113.3 m² (1,220 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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New College Road, Buckingham Park Aylesbury

- THREE BEDROOM SEMI-DETACHED
- BUCKINGHAM PARK DEVELOPMENT
- KITCHEN/DINING ROOM
- LIVING ROOM
- CLOAKROOM & UTILITY
- SHOWER ROOM & BATHROOM
- ENCLOSED GARDEN
- CARPORT

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

£360,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AYL114889 - 0004

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