



Old Stoke Road, Aylesbury HP21 8DH

welcome to

Old Stoke Road, Aylesbury

Brown & Merry are pleased to offer for sale this recently updated and spacious three-bedroom semi-detached family home featuring double glazing, gas heating system with radiators, entrance hall, living room, kitchen/dining room, conservatory/reception room, utility, bathroom, three first floor bedrooms and shower room, good size rear garden and driveway providing off road parking. The property is situated close to Stoke Mandeville Hospital and railway station. NO UPPER CHAIN.



Accommodation Comprises

Entrance Hall

Living Room

13' 9" x 12' (4.19m x 3.66m)

Kitchen/ Diner

20' 9" max x 8' 4" (6.32m max x 2.54m)

Conservatory/ Reception Room

13' x 9' 2" (3.96m x 2.79m)

Utility Room

4' 1" x 9' 2" (1.24m x 2.79m)

Bathroom

Landing & First Floor

Bedroom One

12' x 11' 7" (3.66m x 3.53m)

Bedroom Two

13' 6" x 8' 6" (4.11m x 2.59m)

Bedroom Three

9' 2" max x 8' 6" max (2.79m max x 2.59m max)

Shower Room

Outside

Rear Garden

Driveway

Agents Notes

Please note this property is non standard construction.



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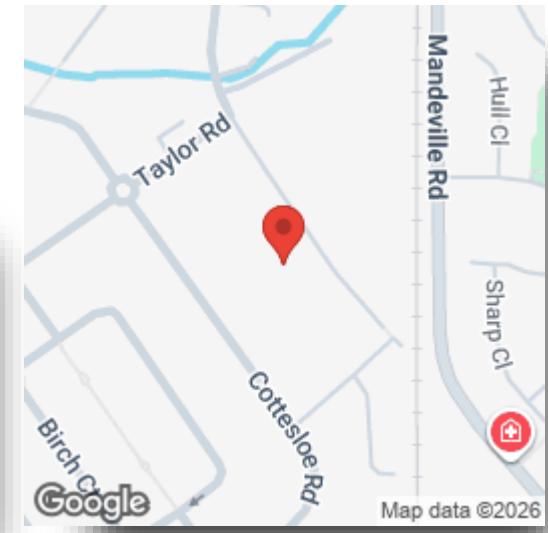
Old Stoke Road, Aylesbury

- SPACIOUS THREE BEDROOM SEMI DETACHED
- TWO RECEPTION ROOMS
- KITCHEN/DINING ROOM & UTILITY
- BATHROOM & SHOWER ROOM
- GOOD SIZE REAR GARDEN
- DRIVEWAY
- NO UPPER CHAIN

Tenure: Freehold EPC Rating: G

Council Tax Band: B

£350,000



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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.



Property Ref:
AYL116052 - 0005



01296 488111



Aylesbury@brownandmerry.co.uk



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



brownandmerry.co.uk