



Mandeville Road

| Aylesbury | Buckinghamshire | HP21 8AG



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Welcome to Mandeville Road, Aylesbury - a charming location for this delightful semi-detached bungalow. This property boasts an open plan kitchen/living area, family room and gym, three bedrooms, three bathrooms, enclosed rear garden and driveway parking. This property has ample space for the whole family to enjoy.

Offers in excess of £539,000

- Southside Of Aylesbury
- Ample Parking
- Three Bathrooms
- Fantastic Rear Garden
- Three Bedroom Bungalow
- Great Order Throughout
- Open Plan Kitchen / Living Area
- Viewing Highly Advised

Location

A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

Council Tax

Band C

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with doors to all bedrooms, bathroom and doorway to living area.



The property is situated between Aylesbury Town Centre and Stoke Mandeville. There are good transport links with easy access to the A413 and the mainline train station with regular services directly into London Marylebone.



Bedroom & En Suite

Bedroom consists of a window, built in wardrobe, carpet laid to floor, radiator, spotlights to ceiling and space for a single bed. En suite is currently under refurbishment comprises a hand wash basin unit, panelled mini bathtub and wc.

Bedroom & En Suite

Bedroom consists of a window, carpet laid to floor, radiator, spotlights to ceiling and space for a double bed. En suite comprises a hand wash basin unit, wc and enclosed shower cubicle.

Bedroom

Bedroom consists of a window, built in wardrobe, carpet laid to floor, radiator, spotlights to ceiling and space for a double bed.

Bathroom

Bathroom suite is fully tiled and comprises a double hand wash basin unit with storage, enclosed double shower cubicle, wc and a panelled whirl pool jacuzzi bath with shower attachment and an integrated tv perfect for relaxing in the tub.

Open Plan Kitchen / Living Area

Kitchen comprises a range of wall and base mounted units with wooden worktops, inset sink unit with mixer tap and a separate instant hot water tap and waste disposal unit, inset electric hob, splashback and extractor fan, integrated oven and grill with a fitted pot filler tap integrated to the splash back, wine cooler, space for washing machine, tumble dryer and American style fridge/freezer. Living area consists of carpet laid to floor, spotlights to ceiling with integrated speakers and connections for 9.1 surround sound speakers, the living room features a fitted entertainment unit, wall mounted radiators and space for a large sofa suite and other living room furniture.

Family Room & Gym

Family room & gym consists of sky lights, radiators, two sets of bi folding doors to the garden, spotlights to ceiling and space for a range of furniture this room can be split offering a third reception room or alternatively another bedroom.

Rear Garden

Raised decking area with timber framed pergola, home controlled garden lighting, paved patio area, grass laid to the remainder, built in vegetable planters for up right growing, garden shed, and a kids treehouse.

Parking

Electric Gated driveway with block paving and gravelled driveway with space for multiple vehicles.

Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-B1)			
(69-80) C				(B2-B2)			
(55-68) D				(C1-C1)			
(39-54) E				(C2-C2)			
(21-38) F				(D1-D1)			
(1-20) G				(D2-D2)			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.