



MILTON ROAD, AYLESBURY, BUCKINGHAMSHIRE

**OFFERS IN EXCESS OF £650,000
FREEHOLD**

This impressive five bedroom detached home is ideally positioned in a sought-after southside location, offering excellent road links and convenient access to well-regarded local schools. The ground floor provides generous and versatile living accommodation, including a living room, kitchen/dining room, a downstairs office and shower room. A utility area with bathroom facilities leads through to an additional self-contained living space, complete with its own kitchen and bedroom — perfect for extended family, guests, or potential annexe-style living. Upstairs, the first floor hosts four further bedrooms and a family bathroom. Externally, the property benefits from a great-sized rear garden, along with driveway parking. An excellent opportunity to acquire a substantial and versatile family home in a highly convenient location.



MILTON ROAD

- FIVE BEDROOM DETACHED FAMILY HOME
- SOUTHSIDE LOCATION
- EXCELLENT ROAD LINKS
- ANNEXE-STYLE LIVING AREA WITH KITCHEN & BEDROOM
- GREAT SIZE REAR GARDEN
- DRIVEWAY PARKING
- SEPARATE HOME OFFICE
- CLOSE TO WELL-REGARDED SCHOOLS
- THREE BATHROOMS
- SPACIOUS KITCHEN/DINING ROOM



LOCATION

Situated on the southside of Aylesbury, with easy access towards London/M40 on the A413 and benefits from being within equal distance of Aylesbury and Stoke Mandeville Train Stations offering mainline services into London Marylebone. An ideal location for families the estate is within walking distance from Aylesbury Grammar and High School and is the catchment area for William Harding Combined. Further benefits to this location includes: Small parade of shops – walking distance to the Guttman Gym and Swimming pool – close by is Stoke Mandeville Hospital.

ACCOMMODATION

The accommodation begins with a welcoming entrance hall, complete with stairs rising to the first floor and access to the principal ground floor rooms. There is a convenient downstairs shower room and a separate office, perfect for home working or study.

The dual aspect living room is a particularly attractive space, filled with natural light and centred around a feature fireplace, creating a warm and inviting focal point for relaxing or entertaining.

To the rear of the property, the kitchen/dining room forms the heart of the home. Fitted with an island and breakfast bar, it offers space for a cooker and fridge along with ample storage and preparation areas.

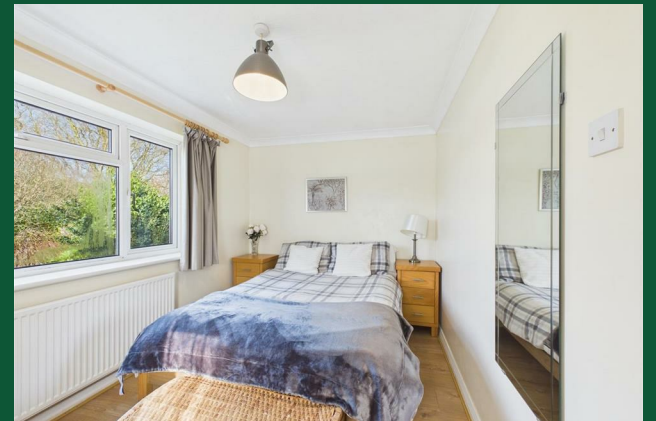
There is plenty of room for a large dining table and additional furniture, making it ideal for family meals and social gatherings. A door provides direct access to the rear garden.

Leading off the kitchen is a useful utility area with space for a washing machine and a further door to the garden. From here, there is access to a bathroom and an additional living area incorporating its own kitchen and bedroom. This flexible space offers excellent potential as an annexe for extended family, guest accommodation or independent living.

On the first floor, a landing provides access to an airing cupboard and four well-proportioned bedrooms, all served by a family bathroom.

Externally, the property boasts a great-sized rear garden featuring a large paved patio area. Beyond this lies an extensive lawn bordered by established trees and shrubs, creating a pleasant and private setting. A brick-built garden shed provides useful outdoor storage. To the front, driveway parking offers convenient off-road parking.

MILTON ROAD





MILTON ROAD

ADDITIONAL INFORMATION

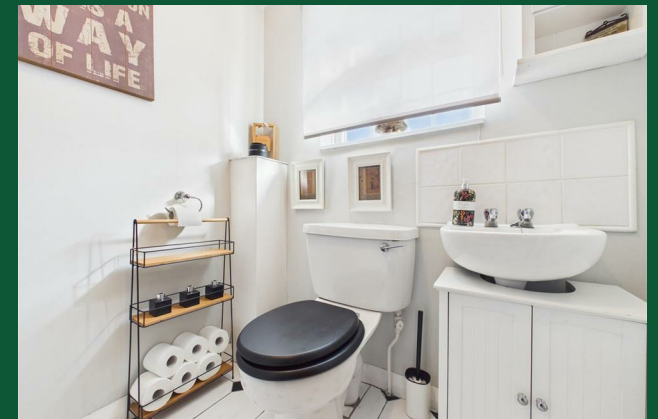
Local Authority – Buckinghamshire

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1689.00 sq ft

Tenure – Freehold





Ground Floor



Floor 1

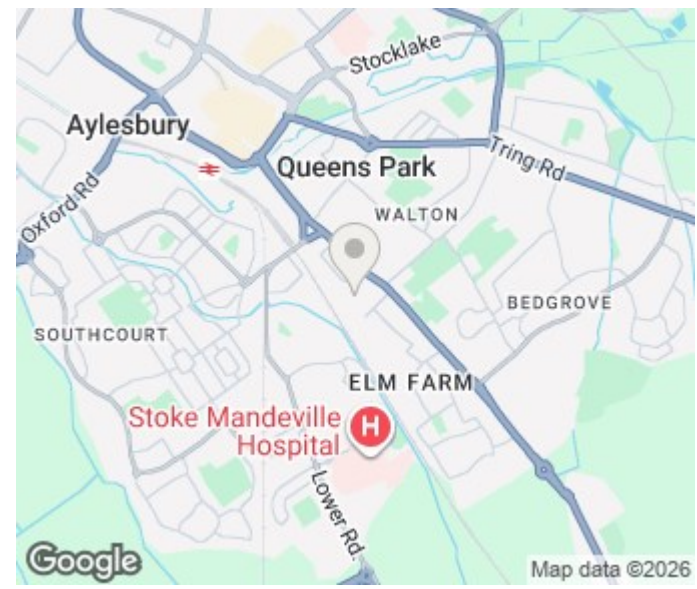


Approximate total area⁽¹⁾
1689 ft²
157.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk

