



**Holman Street, Aylesbury HP19 9LJ**

**welcome to**

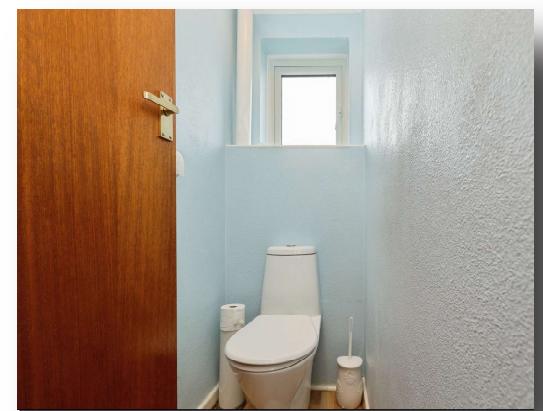
## **Holman Street, Aylesbury**

Brown & Merry are delighted to present this charming and generously sized semi-detached home, offering two double bedrooms and a wonderfully welcoming feel throughout. The property benefits from double glazing, gas central heating, an inviting entrance porch and hallway, a spacious lounge/diner, a bright sunroom, and a fitted kitchen with a useful rear lobby. Upstairs, you'll find two well-proportioned double bedrooms, along with a shower room and separate WC. Outside, the good-sized rear garden provides plenty of space to relax or entertain, and the driveway offers convenient off-road parking. Offered with NO UPPER CHAIN, this lovely home is ready and waiting for its next chapter.



## Meadowcroft

Meadowcroft enjoys a convenient position on the north side of Aylesbury, just off the A41 and within easy reach of the new Aylesbury Parkway railway station, providing direct links to London Marylebone. This popular area offers a great range of local amenities, including a Londis (0.1 mile), doctors' surgery (1.1 mile), a large sports ground and a welcoming community centre (0.4 mile). Families will appreciate the local schooling options, with St Michael's (282ft) and Haydon Abbey Combined School (0.3 mile) serving the primary age range and Aylesbury Vale Academy (2.2 mile) along with the renowned Aylesbury Grammar Schools (1.8 miles) within the secondary catchment.



## Accommodation Comprises

Entrance Porch

Hall

Living Room

Sunroom

Kitchen

Utility Area

Storage Area

First Floor & Landing

Bedroom One

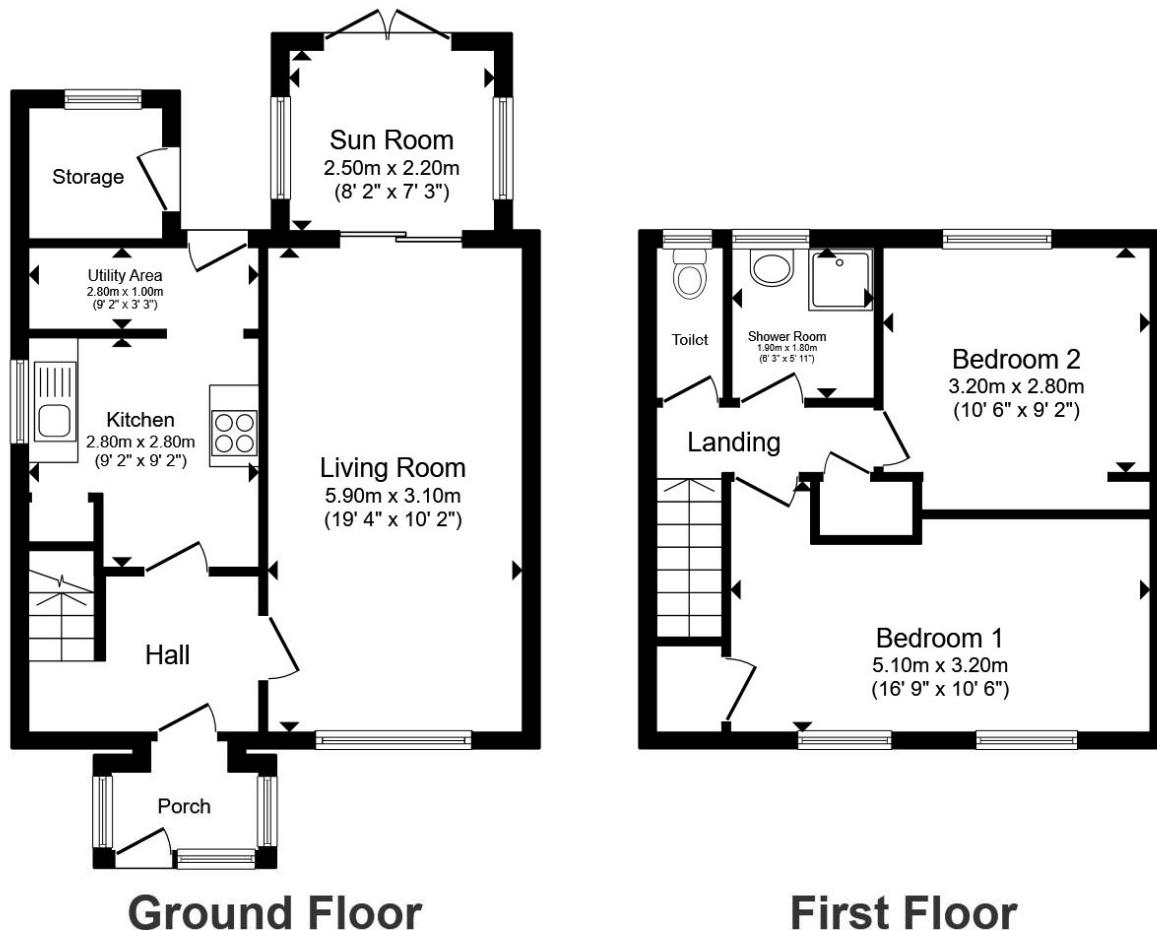
Bedroom Two

Shower Room

Toilet

Rear Garden

Driveway



Total floor area 81.7 m<sup>2</sup> (880 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Holman Street, Aylesbury

- Two Spacious Double Bedrooms
- Semi-Detached Home
- Driveway Providing Off-Road Parking
- Good-Sized Rear Garden
- Offered with No Upper Chain
- Close to Schools and Local Amenities

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

**£325,000**



**view this property online** [brownandmerry.co.uk/Property/AYL116150](http://brownandmerry.co.uk/Property/AYL116150)

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Property Ref:  
AYL116150 - 0002



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