



## BICESTER ROAD, AYLESBURY, BUCKINGHAMSHIRE

PRICE £660,000  
FREEHOLD

Fully renovated and extended 1930s detached home set on a generous plot approaching 250ft. Featuring four double bedrooms, two ensuites, three bathrooms, a modern kitchen, annexe, and parking for multiple vehicles, with potential for further extension or development (STPP).



# BICESTER ROAD

- BICESTER ROAD, AYLESBURY • FULLY DETACHED AND EXTENDED HOME • SELF CONTAINED ANNEXE • FOUR DOUBLE BEDROOMS • DRIVEWAY PARKING FOR MULTIPLE VEHICLES • OVERALL PLOT SIZE APPROXIMATELY 250FT IN LENGTH • KITCHEN WITH INTEGRATED APPLIANCES • POTENTIAL HMO/BED AND BREAKFAST (SUBJECT TO LICENCING) • FIVE BATHROOMS (INCLUDING ANNEXE) • FULLY RENOVATED THROUGHOUT



## LOCATION

The property is situated in a convenient location approximately a mile from the town centre and train station on the Bicester Road in Aylesbury. There are plenty of amenities within walking distance including several supermarkets, restaurants, and retail park. The location is ideal for families with several schools close by including the highly regarded St Michael Catholic Secondary School. The property also falls into the Aylesbury Grammar School Catchment area. There is a recreation park and children's play park within walking distance at Meadowcroft Open Space as well as various different sports clubs.

## ACCOMMODATION

Spacious and Versatile Extended 1930s Detached Home with Annexe and Development Potential

Set on an impressive plot approaching 250ft from front to back, this beautifully extended 1930s detached family home offers a rare combination of space, versatility, and potential. Perfect for growing families or multi-generational living, the property features four generous double bedrooms, including two with en-suite bathrooms, and a stylish family bathroom and shower room.

On the ground floor, you'll find a bright and welcoming living room, a modern fully integrated kitchen, a practical utility room, and an additional ground floor

bathroom. A key highlight is the separate annexe, ideal for guests, extended family, or as a home office or studio.

Externally, the property boasts parking for multiple vehicles and offers scope for further extension or development, subject to the usual planning permissions. With generous outdoor space and a highly flexible layout, this home presents an exceptional opportunity in a sought-after location.

The property lends itself in being a potential 6 Bed HMO / BNB and previously had a HMO License which expired (The would be no alteration works required to apply for an up to date license). Walls & Ceilings are fire rated with veneered Fire Rated Doors and interconnected mains powered smoke alarms. Approved silent floor treatment for acoustic purposes throughout the entire house.

Accommodation in detail:

The main house has a composite front door into entrance porch with hanging space, glazed door to entrance hall – The entrance hall has doors to the living room and kitchen and stairs to the first floor – The living room has the original fireplace, which can be a working fireplace if required – The kitchen has been fitted to a high standard with in with slim line work tops, handle less cabinets, integrated

fridge/freezer, dishwasher, electric oven, five ring gas hob, cooker hood and microwave. Walk-in larder – The rear hallway has access doors to the side and rear – Boiler cupboard housing central heating boiler and hot water tank – Utility room with spaces for washing machine and tumble dryer, storage cupboards – Ground floor bathroom suite – First floor landing – The two front double bedrooms have built in cupboards with the original doors – The two rear double bedrooms both have ensuite shower rooms with double width shower cubicles – There is an additional main shower room with walk in, double width shower cubicle

The annexe has separate entrance from the main house and is a very generous size in terms of it's living/bedroom area. There is a kitchenette with integrated oven and hob. Shower room with double width cubicle.

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### ADDITIONAL INFORMATION

**Local Authority** – Buckinghamshire

**Council Tax** – Band D

**Viewings** – By Appointment Only

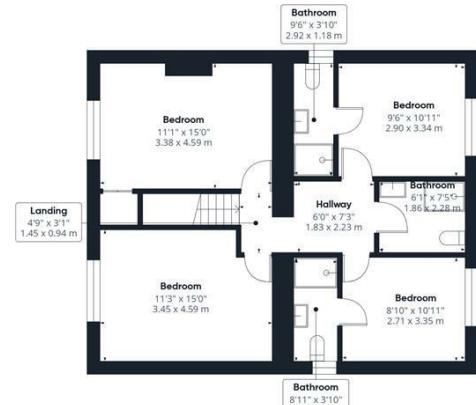
**Floor Area** – 1927.00 sq ft

**Tenure** – Freehold





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1749 ft<sup>2</sup>  
162.6 m<sup>2</sup>

(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.

GIRAFFE360



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	71	
(55-68) D		
(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

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