



Petronel Road, Aylesbury HP19 9RG

welcome to

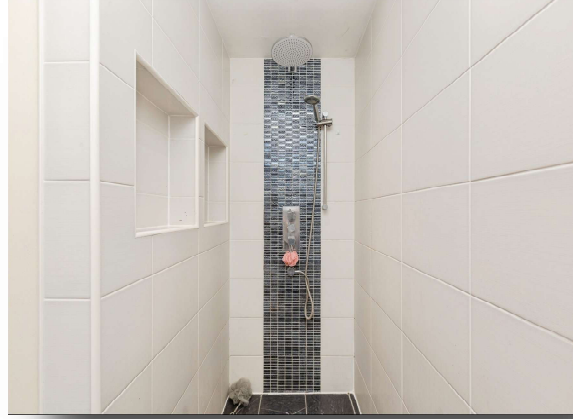
Petronel Road, Aylesbury

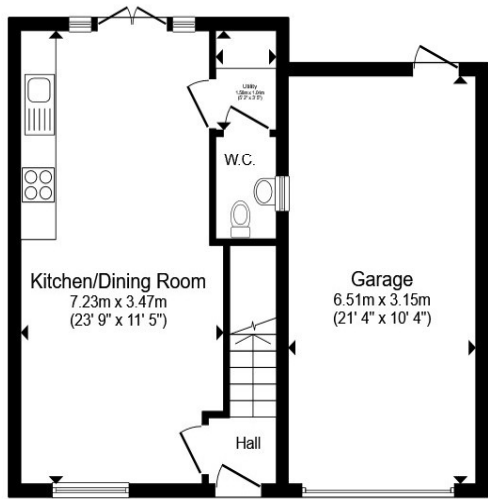
Arranged over three well-proportioned floors, the property provides flexible family living with generous accommodation throughout.

The home benefits from double glazing and a gas central heating system with radiators. On the ground floor, the welcoming entrance hall leads to an impressive kitchen/dining/family room, forming the heart of the home and offering an ideal space for everyday living and entertaining. Further ground-floor benefits include a cloakroom and separate utility room.

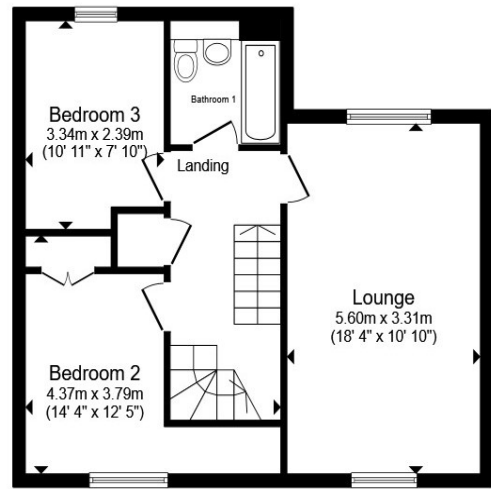


The first floor offers a dual-aspect living room, creating a light and spacious area to relax, along with bedrooms two and three and a family bathroom. The second floor is dedicated to the master bedroom suite, featuring fitted wardrobes, a separate dressing area, and a modern shower room, providing a private and peaceful retreat. Externally, the property boasts an enclosed rear garden—perfect for families and outdoor entertaining—together with a garage, adding further convenience.

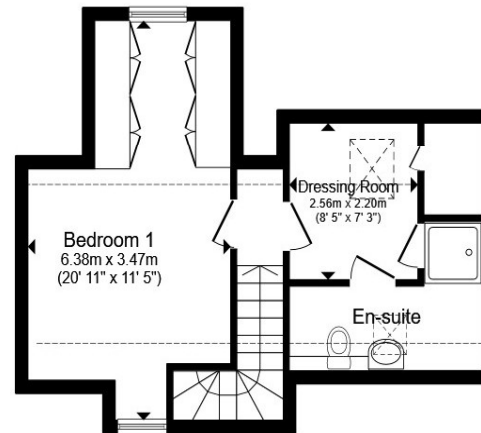




Ground Floor



First Floor



Second Floor

Accommodation Comprises:

- Entrance Hall**
- Kitchen/Dining/Family Room**
- Cloakroom**
- Utility**
- First Floor & Landing**
- Living Room**
- Bedroom Two**
- Bedroom Three**
- Bathroom**
- Second Floor & Landing**
- Master Bedroom**
- Dressing Area**
- Shower Room**
- Outside**
- Rear Garden**
- Garage**

Buckingham Park

Located in the sought-after Buckingham Park development, the property enjoys access to a range of local amenities including shops, takeaways, a Budgens convenience store, and a beauty salon. The area also benefits from a combined school, community centre, and excellent transport links, including a regular bus service and Aylesbury Parkway railway station nearby in Berryfields, offering routes to London Marylebone in under an hour. Several scenic walkways and local parks are also close by, making this an ideal home for families and commuters alike.

Total floor area 139.9 m² (1,506 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



welcome to

Petronel Road, Aylesbury

- THREE BEDROOMS
- TUCKED AWAY LOCATION
- NO UPPER CHAIN
- SHOWER ROOM & DRESSING AREA
- KITCHEN/DINING/FAMILY ROOM
- ENCLOSED REAR GARDEN
- GARAGE

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

£420,000



Please note the marker reflects the
postcode not the actual property

view this property online [brownandmerry.co.uk/Property/AYL116288](https://www.brownandmerry.co.uk/Property/AYL116288)



Property Ref:
AYL116288 - 0003

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.


brown & merry



01296 488111



Aylesbury@brownandmerry.co.uk



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



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)