



VICTORIA STREET
Aylesbury, Buckinghamshire HP20 1NA



Brown & Merry present this spacious three-bedroom extended character home over three floors, ideally located near the A41 for London access and within walking distance of local amenities and sought-after grammar schools.

The accommodation includes a generous living room featuring a bay window and a log burner, along with a walk-in storage cupboard that, in our opinion, offers potential to be converted into a cloakroom. A highlight of the home is the impressive kitchen/dining room, complete with bi-fold doors opening onto a south-facing rear garden. The first floor offers two well-proportioned bedrooms and a family bathroom, while the top floor hosts a principal bedroom with its own en-suite

Offers in excess of £415,000

Charming Period-Style Town House

Extended For Spacious Living

Feature Log Burner

Bi-Fold Doors Opening Out To The Garden

Three Good-Sized Bedrooms

Garage

Conveniently Located Near Popular Grammar Schools

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



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Outside, the low-maintenance rear garden provides access to a garage, offering off-road parking or additional storage.

Victoria Street is conveniently located just off the A41 in a peaceful residential area to the south of the town centre. The surrounding streets are predominantly lined with charming turn-of-the-century cottages, creating a close-knit and highly desirable community. Tesco and the Grammar Schools are within a short five-minute walk (0.3 mile), while the town centre, Theatre and Restaurant district, and railway station are all easily accessible nearby (approx. 0.8 miles).



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Property Ref:
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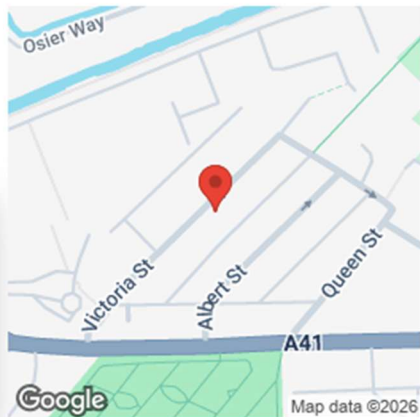
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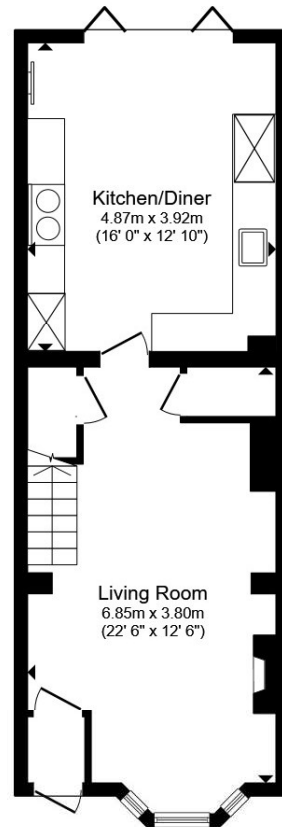
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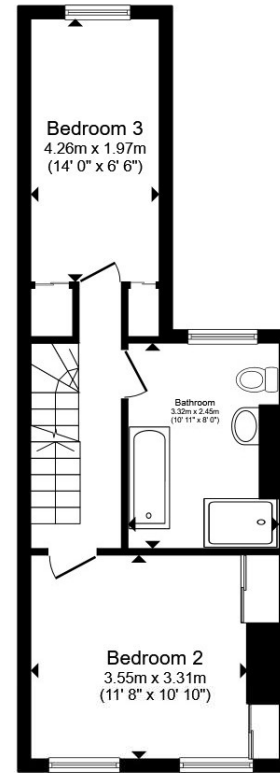
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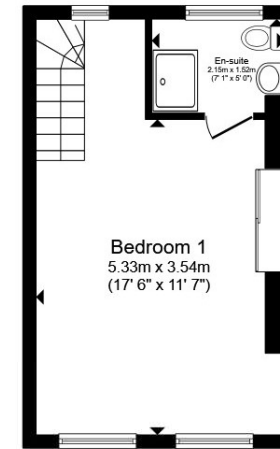
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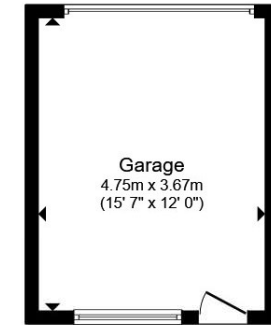
Ground Floor



First Floor



Second Floor



Garage

Total floor area 131.4 m² (1,415 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

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.

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