



Walton Dene, Aylesbury HP21 7LQ



welcome to

Walton Dene, Aylesbury

This original property offers well-proportioned accommodation throughout and is rich with characterful features. The ground floor comprises an entrance hall, spacious lounge, separate dining room, kitchen, conservatory, and a convenient downstairs shower room. Upstairs, there are three generous bedrooms and a family bathroom. To the front of the property, a generous driveway provides parking for multiple cars, as well as a garage. Walton Dene itself is a highly desirable no-through road featuring mature, established homes and a peaceful residential environment. The rear garden is fully enclosed with fencing and provides excellent privacy and is ideal for families with young children or anyone seeking a secure and secluded outdoor space. The garden is spacious and well maintained, with ample room for outdoor dining and entertaining.





Accommodation Comprises

Entrance Hall

Living Room

Living/ Dining Room

Kitchen

Conservatory

Shower Room

First Floor & Landing

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

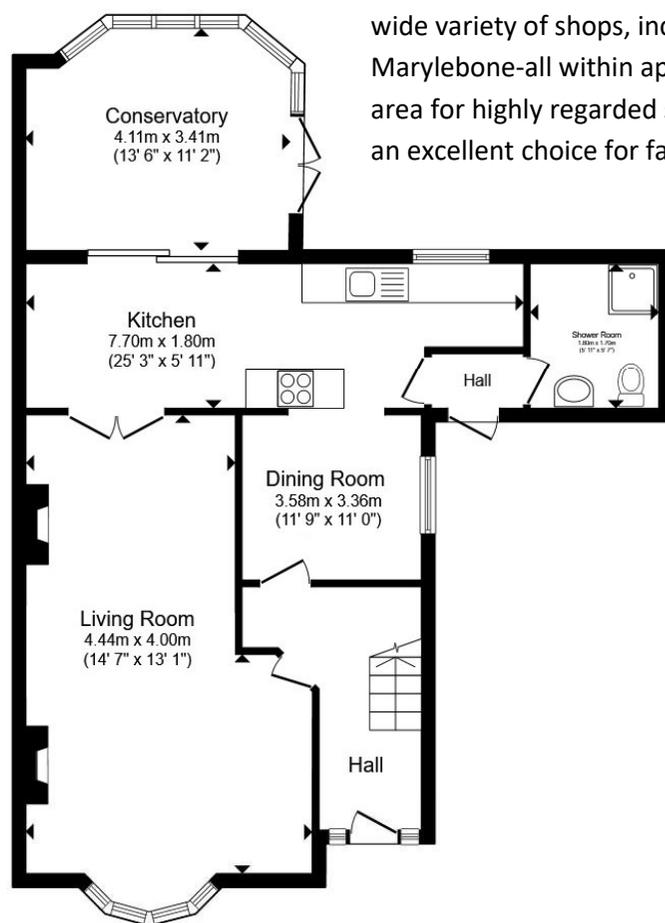
Outside

Rear Garden

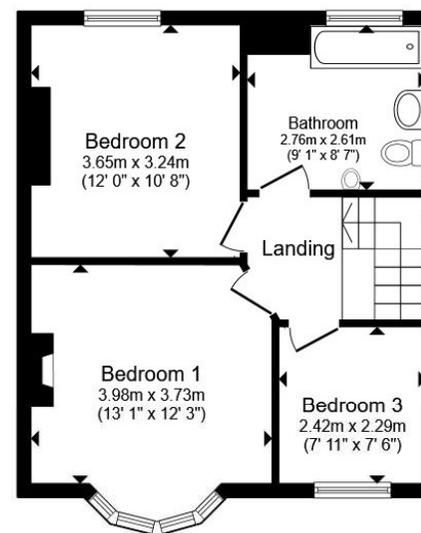
Driveway

Garage

The property enjoys a superb location on the south side of Aylesbury. The Broad Leys, known for its excellent food, is only a short walk away (0.2 mile). The town centre offers a wide variety of shops, including Waitrose, along with a theatre and rail links to London Marylebone-all within approximately one mile. This home also falls within the catchment area for highly regarded schools, including Turnfurlong and the Grammar Schools, making it an excellent choice for families.



Ground Floor



First Floor

Total floor area 123.3 m² (1,327 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



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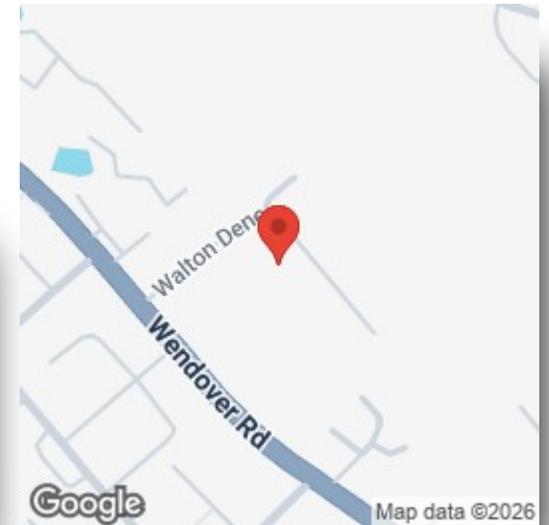
Walton Dene, Aylesbury

- 1930'S FAMILY HOME
- THREE BEDROOMS
- GROUND FLOOR SHOWER ROOM
- LARGE LOUNGE AREA
- SEPERATE DINING ROOM
- CONSERVATORY
- IN NEED OF MODERNISATION
- GREAT SCHOOL & TRANSPORT LINKS

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

offers in excess of

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYL116132 - 0003

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brown & merry



01296 488111



Aylesbury@brownandmerry.co.uk



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



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