



Layco

Your Property, Your Service



Eastfield Road

Aylesbury

- Stunning, extended family home
- Refitted bathroom and ensuite
- Large garden and ample parking
- Three reception rooms plus kitchen/breakfast room
- Highly desirable location
- Walking distance to schools and amenities

Price £485,000 Subject To Contract

24 Parton Road, Aylesbury, Buckinghamshire, HP20 1NG
Tel: 01296 791960 / 01525 307600 | Email: Sales@laycoproperties.co.uk
<https://www.laycoproperties.co.uk>



Layco Properties proudly presents this stunning, extended three bedroom family home with extensive ground floor accommodation, situated on a generous plot with a large rear garden and ample off road parking. The home is situated in Broughton and an internal viewing is highly recommended.

Accommodation:

Entrance porch: with tiled floor and door to the hallway.
 Entrance hall: stairs to the first floor with open area beneath for storage.
 Sitting room: a versatile space with window to the front aspect.
 Lounge/diner: the living room is a generous size with bi-fold doors leading to the rear garden.
 Kitchen/breakfast room: fitted with a range of wall and floor mounted units with worktops above and a sink and drainer unit and window overlooking the rear garden. There is a built in double oven, electric hob and spaces for a fridge/freezer, dishwasher and washing machine. The breakfast area is fitted with a breakfast bar with storage units beneath. Opening through to the family room.
 Family room: a fantastic, light room that is ideal for entertaining with two sky lights, large window and bi-fold doors leading out to the garden.
 Utility room: fitted with further storage units and space for a tumble dryer and fridge/freezer.
 Cloakroom: fitted with a WC, hand basin and window to the front aspect.

Landing: cupboard housing the hot water tank, access to the loft with loft ladder.
 Bedroom one: an extended double bedroom with a large range of fitted wardrobes and window to the rear aspect.
 Ensuite: fitted with a modern suite comprising; WC, hand basin with storage and a large shower cubicle. Heated towel radiator and window to the rear aspect.
 Bedroom two: a double bedroom with window to the front aspect.
 Bedroom three: a good sized third bedroom with window to the front aspect.
 Bathroom: the bathroom has been refitted with a modern suite comprising; WC, hand basin with storage and a bath with shower above. Heated towel radiator and window to the side aspect.

Garage/store: with electric garage door, a suitable space for storing bikes etc.

Outside: to the front of the property is a large driveway with off road parking for approximately 3 - 4 cars.
 To the rear of the property is a large, West facing garden mostly laid to lawn. The garden features a generous patio, area with raised borders, paved pathway and side gate.

General: freehold, Buckinghamshire council, council tax band: C, EPC: TBC.



TOTAL FLOOR AREA: 1303 sq.ft. (121.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Aesopex i2D20.

24 Parton Road, Aylesbury, Buckinghamshire, HP20 1NG
 Tel: 01296 791960 / 01525 307600 | Email: Sales@laycoproperties.co.uk
<https://www.laycoproperties.co.uk>

