



173 Bicester Road, Aylesbury
£375,000



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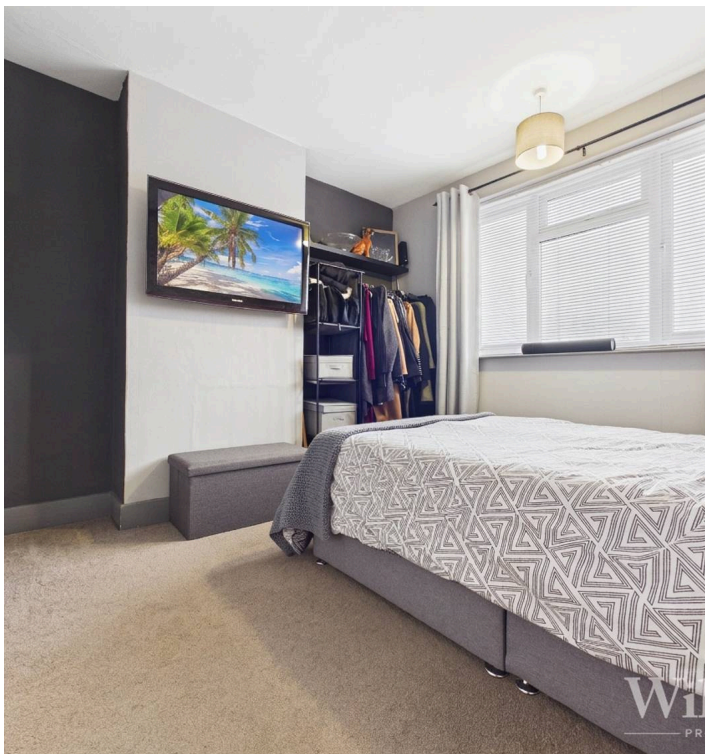
Well-presented 3-bed semi-detached home in town centre. Multiple reception rooms, modern kitchen, garage, driveway. Close to shops, schools, restaurants, and transport links.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Ground Floor

The property is entered via a useful entrance porch leading into the main hallway, which provides access to the principal ground floor accommodation and features a staircase rising to the first floor along with a convenient understairs storage cupboard. Positioned to the front aspect, the living room is a spacious reception room centred around a feature fireplace and offering ample space for comfortable seating and everyday living. The dining room opens through to a further family room, creating a versatile reception space well suited to both formal dining and relaxed family use, with plenty of room for additional seating or entertaining. To the rear, the kitchen is fitted with a modern range of wall and base units complemented by solid work surfaces and tiled splashbacks. The kitchen incorporates an inset sink with drainer, oven with hob and extractor over, and provides space for additional appliances.

First Floor

The first floor is arranged around a central landing providing access to all accommodation. The principal bedroom is a well-proportioned double room offering ample space for freestanding furniture including wardrobes and additional storage. A second double bedroom also provides comfortable accommodation with space for a double bed and further furnishings. The third bedroom is a versatile room that could be used as a child's bedroom, guest room or home office depending on individual needs. Completing the first floor is the family bathroom, fitted with a modern white suite comprising a panelled bath with shower over and screen, wash hand basin and low-level WC.



Approximate total area⁽¹⁾

1029 ft²

95.5 m²

(1) Excluding balconies and terraces

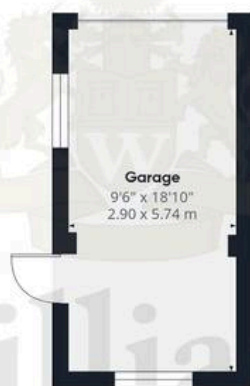
Calculations
3C standa
approximat
floor plan is



Floor 1 Building 1



Floor 0 Building 1



Floor 0 Building 2