



New Meadow, Aylesbury HP21 7AN



welcome to

New Meadow, Aylesbury

This property offers well-presented accommodation throughout, benefitting from double glazing and a gas radiator heating system. The ground floor features an inviting entrance hall, a bright and spacious living room, kitchen, and a family bathroom. Upstairs, there are three generous bedrooms as well as a convenient first-floor WC. Outside, the property enjoys a good-sized rear garden, driveway parking, and a garage with an attached potting shed. Offered with NO UPPER CHAIN.





Accommodation Comprises:

Entrance Hall

Living Room

17' 4" x 10' 2" (5.28m x 3.10m)

Kitchen/ Diner

12' 3" x 9' 4" (3.73m x 2.84m)

Bathroom

First Floor & Landing

Bedroom One

11' 6" max x 10' 2" (3.51m max x 3.10m)

Bedroom Two

12' 3" x 9' 9" (3.73m x 2.97m)

Bedroom Three

9' 5" x 7' 7" (2.87m x 2.31m)

First Floor W/C

Outside

Rear Garden

Driveway

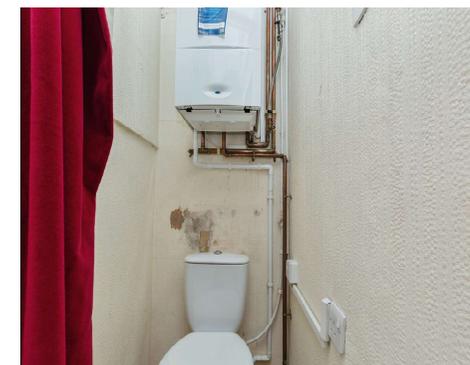
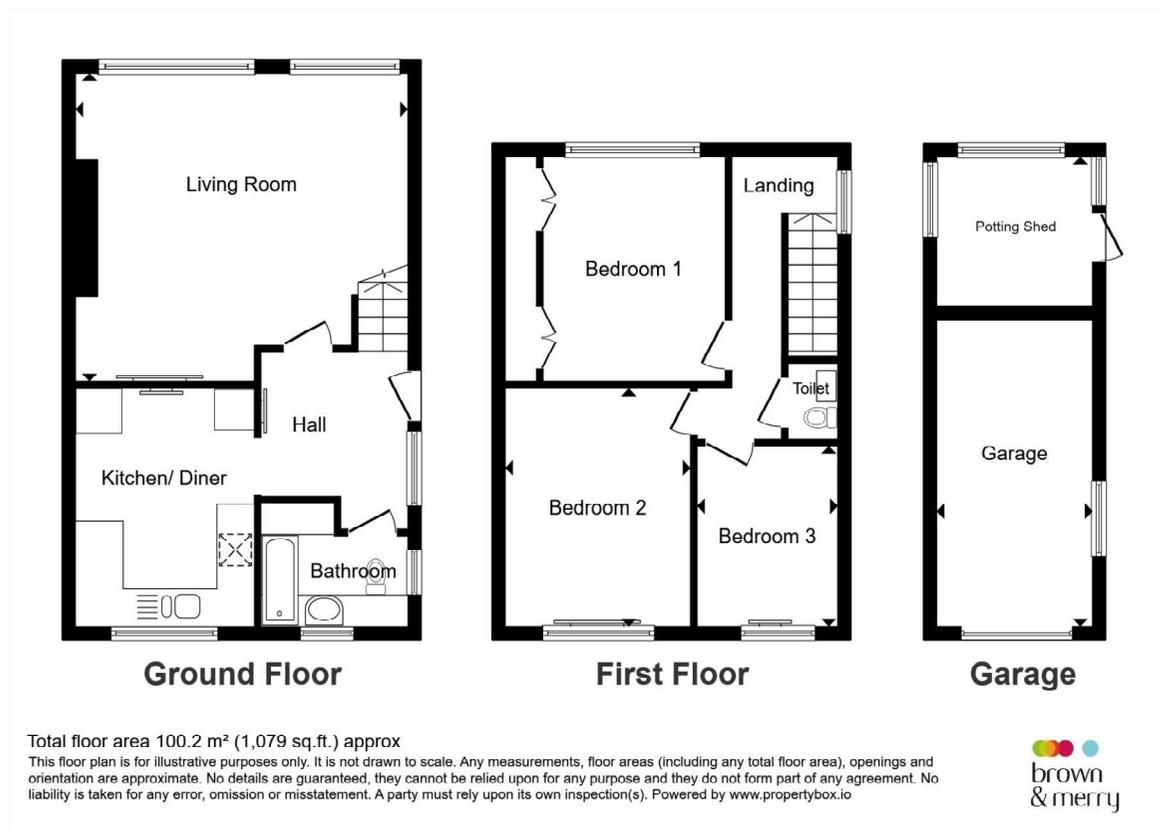
Garage

18' 1" x 8' 2" (5.51m x 2.49m)

Potting Shed

Agents Note

Agents Note; It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly



view this property online brownandmerry.co.uk/Property/AYL116296



Bedgrove is a highly sought-after residential area on the south side of Aylesbury, offering an excellent range of local amenities. Jansel Square serves as the main shopping hub, featuring a Co-Op, Sainsbury's Local, newsagents, dry cleaners, takeaways, a Lloyds pharmacy and medical centre, all within 0.4 miles. The area is also home to the popular Bedgrove Junior School (0.4 miles) and one of the town's largest recreational parks, which includes a community centre, multiple sports facilities, and a dedicated dog-walking area (0.6 miles). Regular bus services provide easy access to the town and surrounding areas, while the nearest mainline stations are in Stoke Mandeville and Aylesbury town centre. Schooling options within walking distance include Bedgrove Primary, The Grange Secondary (1.3 miles), and both the Aylesbury Boys' Grammar School and the Girls' High School 1.5 miles).



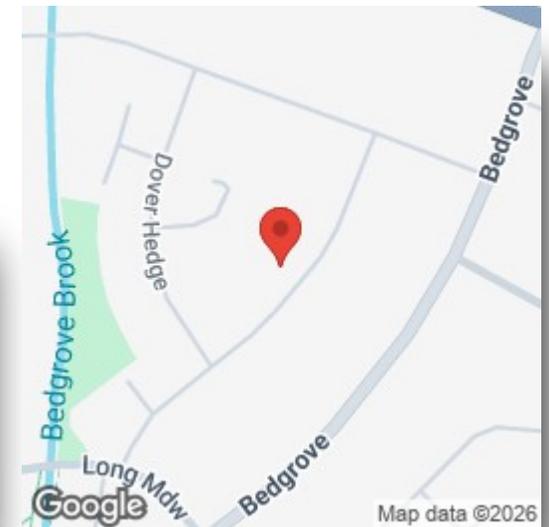
welcome to

New Meadow, Aylesbury

- ****OPEN DAY 3RD APRIL 10AM-12PM****
- No Upper Chain
- Highly Sought-After Southside Location
- Driveway Parking & Garage
- Front & Rear Gardens
- Early Viewing Strongly Recommended
- Three Bedroom Semi-Detached Home
-

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

£400,000



Please note the marker reflects the postcode not the actual property

view this property online [brownmerry.co.uk/Property/AYL116296](https://www.brownmerry.co.uk/Property/AYL116296)



Property Ref:
AYL116296 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brow n & merry



01296 488111



Aylesbury@brownmerry.co.uk



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



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