



## PEMBERTON CLOSE, ELM FARM, AYLESBURY

OFFERS IN EXCESS OF £485,000  
FREEHOLD

Situated in the Elm Farm area, this well presented four bedroom semi-detached home offers spacious and versatile living ideal for families. Conveniently located close to highly regarded schools and providing easy access to the town centre, as well as excellent road links, the property combines comfort with practicality. The accommodation comprises a living room, kitchen/diner, and an additional family room offering flexible living space. A cloakroom completes the ground floor. Upstairs, there are four bedrooms, en suite and a family bathroom. Externally, the property benefits from a private rear garden, garage and driveway.



## PEMBERTON CLOSE

- POPULAR ELM FARM AREA
- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- CLOSE TO HIGHLY REGARDED SCHOOLS
- GARAGE AND DRIVEWAY
- OPEN PLAN KITCHEN / DINER
- VERSATILE FAMILY ROOM
- EXCELLENT ROAD LINKS
- EN SUITE TO MAIN BEDROOM



### LOCATION

Elm Farm is a popular development situated on the southside of Aylesbury. Easy access towards London/M40 on the A413 and benefits from being within equal distance of Aylesbury and Stoke Mandeville Train Stations offering mainline services into London Marylebone. An ideal location for families the estate is within walking distance from Aylesbury Grammar and High School and is the catchment area for William Harding Combined. Further benefits to this location includes: Small parade of shops – walking distance to the Guttman Gym and Swimming pool – close by is Stoke Mandeville Hospital.

### ACCOMMODATION

Upon entering, a welcoming entrance hall opens into a spacious living room, featuring a charming log burner that creates a cosy focal point. An inner hall provides access to the stairs, a useful storage cupboard and a convenient cloakroom. There is also a versatile family room, ideal as a playroom, home office or additional reception space.

To the rear, the heart of the home is the kitchen/diner. This generous space features a central island with sink and space for a cooker, along with designated areas for a washing machine and an American-style fridge freezer. There is ample room for a dining table and a comfortable seating area, making it perfect for both everyday living and entertaining. Doors open

directly onto the rear garden, allowing for a seamless indoor-outdoor flow.

The first floor offers four bedrooms, including a main bedroom benefitting from its own en suite shower room and air conditioning for added comfort. A modern family bathroom serves the remaining bedrooms, and there is access to the loft from the landing.

Externally, the property boasts an enclosed rear garden, mainly laid to lawn with a patio area ideal for outdoor dining. A door provides direct access to the garage, which is equipped with light and power. To the front, a driveway offers off-road parking.

This is a fantastic opportunity to acquire a well-located, spacious family home in one of the area's most popular developments.

# PEMBERTON CLOSE





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### ADDITIONAL INFORMATION

**Local Authority** – Buckinghamshire

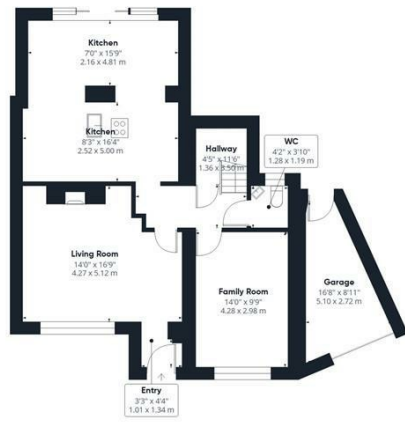
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1506.96 sq ft

**Tenure** – Freehold





Ground Floor



Floor 1



Approximate total area<sup>®</sup>  
1359 ft<sup>2</sup>  
126.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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