



## MELROSE WALK, ELM FARM, AYLESBURY

PRICE £350,000

FREEHOLD

Offered with no upper chain, this three bedroom terraced home is situated in a popular residential location and offers spacious accommodation throughout. The ground floor comprises a convenient downstairs WC, kitchen, living room and a sunroom. Upstairs, there are three bedrooms and a bathroom. Externally, the property benefits from both front and rear gardens, garage and two allocated parking spaces. In addition, there is an area of extra land that offers excellent potential for additional parking or large shed. The property also benefits from solar panels, helping to improve energy efficiency and reduce running costs.



# MELROSE WALK

- POPULAR RESIDENTIAL LOCATION • THREE BEDROOM TERRACED HOUSE • NO UPPER CHAIN • GARAGE AND ALLOCATED PARKING TO THE REAR • FRONT AND REAR GARDENS • DOWNSTAIRS WC • SOLAR PANELS • ADDITIONAL LAND SUITABLE FOR EXTRA PARKING OR LARGE SHED



## 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

The property is approached via a gated front garden, featuring a pathway leading to the entrance, a lawned area, and planted borders. A useful porch provides additional storage before opening into the main hallway.

The entrance hall gives access to a convenient downstairs WC and stairs rising to the first floor. The spacious living room is a particular highlight of the home, featuring a decorative fireplace and ample space for both living and dining furniture. A door provides direct access to the rear garden, while sliding doors open into the sunroom, creating a versatile additional reception space. The sunroom enjoys views over the garden and benefits from its

own door leading outside.

To the first floor, the landing includes an airing cupboard and access to the loft space. There are three bedrooms, comprising two doubles and a further single bedroom, all served by a fully tiled family bathroom fitted with a wash hand basin, WC, and a power shower.

Externally, the enclosed rear garden provides an attractive outdoor space with a patio seating area, lawn, established trees and shrubs, and a pathway leading to the rear gate. The gate provides access to the parking area, where the property benefits from a garage and two allocated parking spaces. In addition, there is a further piece of land offering excellent potential for additional parking or a large shed.

The property also benefits from the installation of solar panels, helping to improve energy efficiency and reduce running costs.

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### ADDITIONAL INFORMATION

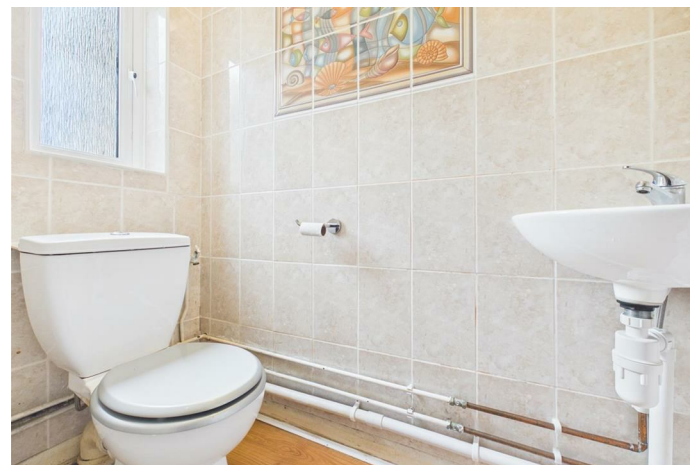
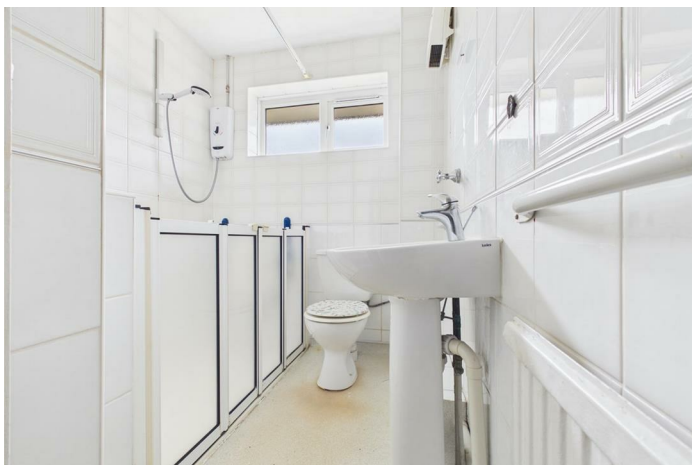
**Local Authority** – Buckinghamshire

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 1012.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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