



MANOR ROAD, AYLESBURY, BUCKINGHAMSHIRE

PRICE £575,000

FREEHOLD

A well presented three bedroom detached home in a prime central location, within easy walking distance of the town centre and local amenities. The property is in great condition throughout and offers versatile living space, including a living room, family room and a spacious kitchen/diner. Additional features include a utility room and cloakroom. Upstairs, there are three bedrooms, with the main bedroom benefiting from an en suite, along with a family bathroom. Outside, the property boasts a beautifully landscaped garden with a detached outbuilding, as well as a driveway.



MANOR ROAD

- THREE BEDROOM DETACHED HOME
- EXCELLENT ORDER THROUGHOUT
- LANDSCAPED REAR GARDEN
- VERSATILE OUTBUILDING
- SPACIOUS KITCHEN/DINER
- WALKING DISTANCE TO TOWN CENTRE
- MULTIPLE RECEPTION ROOMS
- EN SUITE & FAMILY BATHROOM SUITE
- DRIVEWAY PARKING
- DOWNSTAIRS CLOAKROOM & UTILITY



LOCATION

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station (Marylebone 1 hour). Aylesbury is particularly well served by three of the area's top performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed). Inspired by the rolling Chiltern Hills, the Aylesbury Waterside Theatre provides an entertaining evening out at the heart of the Canalside and beautiful outdoor purpose-built restaurant and entertainment. Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41 leading towards London/M25.

ACCOMMODATION

The ground floor opens into a welcoming entrance hall with stairs rising to the first floor. The living room is a standout feature, boasting a charming log burner, a bay window fitted with stylish shutter blinds, and bespoke built-in seating, along with doors opening directly onto the rear garden. A separate family room, also benefiting from shutter blinds, provides additional flexible living space.

To the rear, the spacious kitchen/diner is well-equipped with ample worktop and cupboard space,

room for a range-style cooker, and space for a dining table, making it perfect for both everyday living and entertaining. A useful storage cupboard adds practicality. The adjoining utility room offers space for a fridge and washing machine and provides further access to the garden, while a convenient cloakroom completes the ground floor.

Upstairs, the first floor landing provides access to the loft and leads to three bedrooms. The main bedroom benefits from its own en suite, while the remaining bedrooms are served by a modern family bathroom suite.

Externally, the landscaped rear garden is a particular highlight, featuring a decked seating area, multiple patio spaces, built-in planters, and a generous expanse of lawn bordered by established trees and shrubs. There is a detached outbuilding, complete with light and power, which is currently being used as a home office and gym. A garden shed also provides additional storage space.

To the front, the property benefits from a driveway providing off-road parking.

MANOR ROAD





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ADDITIONAL INFORMATION

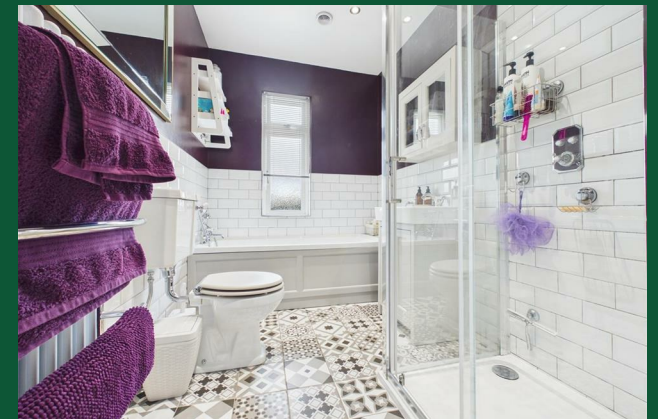
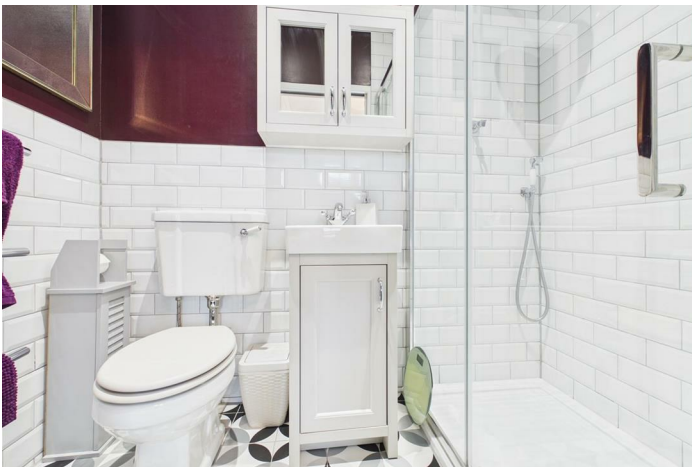
Local Authority – Buckinghamshire

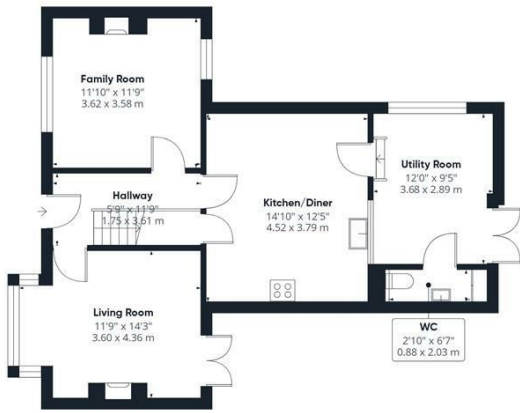
Council Tax – Band E

Viewings – By Appointment Only

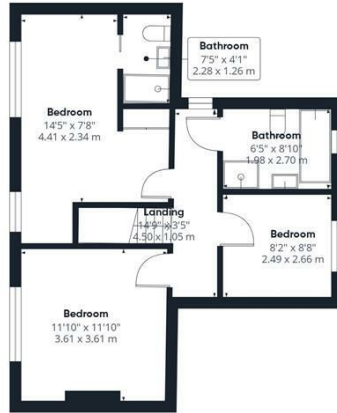
Floor Area – 1411.00 sq ft

Tenure – Freehold





Ground Floor Building 1



Floor 1 Building 1



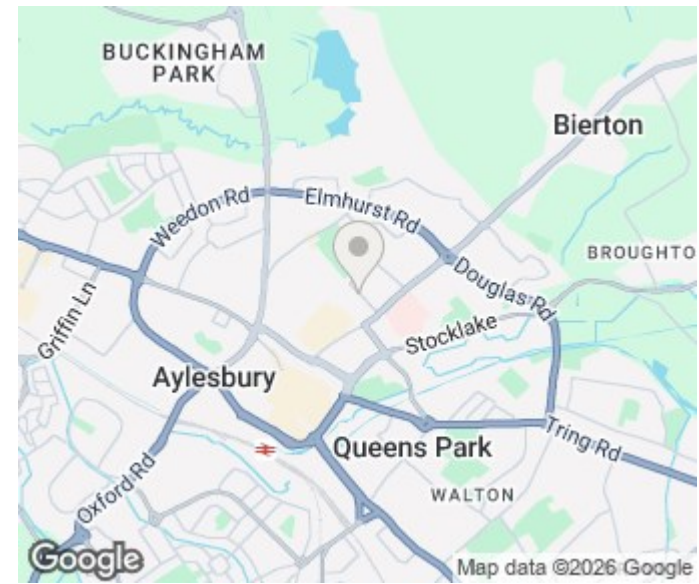
Ground Floor Building 2

Approximate total area⁽¹⁾
1411 ft²
131 m²

(1) Excluding balconies and terraces

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			75
(55-68) D			
(39-54) E		45	
(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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