



Pickles Close Upper Pollicott, Ashendon Aylesbury HP18 0HH

welcome to

Pickles Close Upper Pollicott, Ashendon Aylesbury

The ground floor includes a welcoming living room, separate dining room, fitted kitchen and a shower room with WC. There is also a versatile additional room accessed internally, currently used as a bedroom, forming part of a partial garage conversion. This space could easily be used as a home office, hobby room or guest room. Upstairs, four bedrooms are served by a family bathroom, providing a practical layout for modern living. A real highlight of the property is the generous wraparound garden, offering a good degree of privacy and far-reaching views across the Vale of Aylesbury. A patio seating area is ideal for outdoor entertaining, leading down to a lawned garden where the elevated outlook can be enjoyed. To the front, a five-bar gate opens to a driveway providing parking for several vehicles. The front portion of the garage has been retained for storage, and there is also a useful brick-built external store.





Floor 0



Floor 1

Accommodation Comprises

Living Room

13' 11" x 12' 7" (4.24m x 3.84m)

Dining Room

13' 1" x 8' (3.99m x 2.44m)

Kitchen

11' x 8' 5" (3.35m x 2.57m)

Shower Room

Study/Bedroom Five

9' 10" x 12' 1" +wardrobe (3.00m x 3.68m +wardrobe)

First Floor & Landing

Bedroom

11' 2" max x 9' 3" max (3.40m max x 2.82m max)

Bedroom

9' 10" x 8' 5" (3.00m x 2.57m)

Bedroom

8' 5" x 9' 9" max (2.57m x 2.97m max)

Bedroom

13' 6" max x 10' 11" (4.11m max x 3.33m)

Bathroom

Outside

Driveway

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welcome to

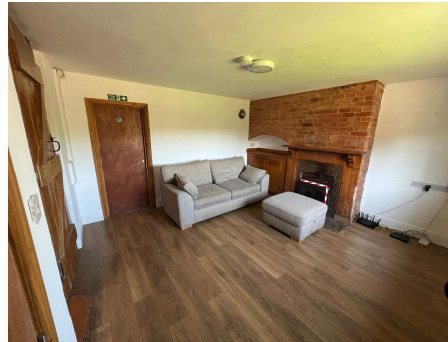
Pickles Close Upper Pollicott, Ashendon Aylesbury

- SEMI-RURAL PROPERTY
- FOUR/FIVE BEDROOMS
- SEMI-DETACHED CHARACTER PROPERTY
- WRAPAROUND GARDEN WITH BEAUTIFUL VIEWS
- BRICK OUTBUILDING

Tenure: Freehold EPC Rating: E Council Tax Band: E

offers in excess of

£700,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AYL116431 - 0002

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