

Property details approval form

106 Chaucer Drive, AYLESBURY, Buckinghamshire, HP21 7LN

Date: 05 August 2026

Property Ref and Version: ALS313159 - 0004

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£425,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > THREE /FOUR BEDROOM END TERRACED HOME
- > THREE RECEPTION ROOMS + CONSERVATORY
- > GARAGE IN BLOCK
- > BATHROOM AND WC
- > SUMMER HOUSE IN GARDEN WITH PLUG IN ELECTRICITY
- > LARGER THAN AVERAGE REAR GARDEN WITH OUTSIDE BAR
- > SKY FIBRE BROADBAND
- > TOWN CENTRE LOCATION - WITHIN SCHOOL CATCHMENTS

○ Short Description

A well-located three/four bedroom end-terraced home offering three reception rooms, a bright conservatory, and both a bathroom and WC. The property boasts a larger-than-average rear garden complete with an outside bar and a summer house with plug in electricity

○ Long Description

The property comprises an entrance hall with a useful storage cupboard and a convenient downstairs WC. The ground floor features three reception rooms, with the third currently utilised as bedroom four. The front-aspect lounge is an impressive space, complete with hardwood flooring and a media wall, adding a contemporary feel to the home. This room flows seamlessly into the dining room, which enjoys excellent natural light through double doors leading into the conservatory.

The dining room also provides access to the modern kitchen, fitted with a range of sleek wall and base units, integrated appliances such as under counter freezer and dishwasher, and a rear-aspect window. The standout 27ft conservatory offers an additional spacious living area, perfect for year-round enjoyment.

To the first floor, you'll find three further bedrooms, all generously sized and benefiting from built-in wardrobes. These are served by a family bathroom fitted with a walk-in shower.

Externally, the property boasts a summer house with plug in electricity and front and side aspect double doors, ideal as a home office, studio, or relaxation space. The larger-than-average rear garden is a true highlight, featuring an impressive outdoor bar, creating the perfect setting for entertaining, hosting occasions, or unwinding in the comfort of your own home. There is also a garage in separate block which has solar lighting installed.

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○ **Directions**

○ **Agents Note**

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○ Room Description

Entrance Hall

Hardwood flooring

Cloakroom

Tile flooring

WC

Wash hand basin

Radiator

Lounge

Hardwood flooring

Window to front

Radiator

Media wall

Dining Room

Hardwood flooring

Radiator

Kitchen

Tile flooring

Range cooker with gas hob and two electric ovens - one of which is fan assisted with extractor fan above

Built in under counter freezer

Built in dishwasher

Space for freestanding fridge

Side door to rear

Wall and base units

Sink/drainер

Boiler

Conservatory

Tile flooring

Three radiators

Landing

Carpet underfoot

Airing cupboard

Loft access

Bedroom One

Carpet underfoot

Radiator

Window to front

Built in wardrobes

Bedroom Two

Carpet underfoot

Radiator

Window to rear

Built in wardrobes

Bedroom Three

Carpet underfoot

Radiator

Window to front

Built in wardrobes

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○ Room Description

Bedroom Four (reception 3)

Hardwood flooring

Radiator

Bathroom

Walk in shower

WC

Wash hand basin

Tiling underfoot

Towel radiator

Window to rear

Rear Garden

Decking

Side gate

Outside bar

Summerhouse

Summerhouse with plug in electric

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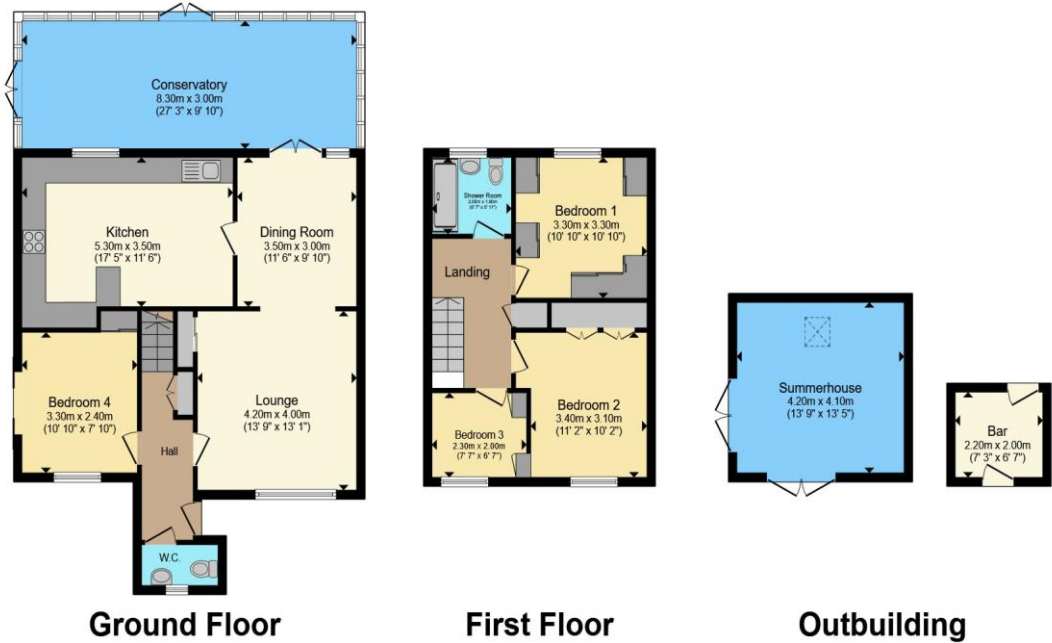
○ Property Images



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Floor Plan



Total floor area 156.4 m² (1,683 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Approval

Signature		Date
Okan Gucluer		
Mrs S. Healey		