



Thame Road, Aylesbury HP21 8LY

welcome to

Thame Road, Aylesbury

Nestled in a prime walkway location in Aylesbury, this delightful three-bedroom terraced family home offers both comfort and convenience in equal measure. Perfectly situated within easy reach of the town centre and local railway station, this property is ideally placed for commuters and families alike looking to enjoy all that Aylesbury has to offer. The entrance hall leads to two well-proportioned reception rooms, ideal for entertaining guests or relaxing with family. The kitchen offering plenty of workspace and storage. Upstairs you will find three generously sized bedrooms, family bathroom.



Accommodation Comprises:

Entrance Hall

Living Room

Dining Room

Kitchen

First Floor & Landing

Master Bedroom

Bedroom Two

Bedroom Three

Bathroom

Separate Wc

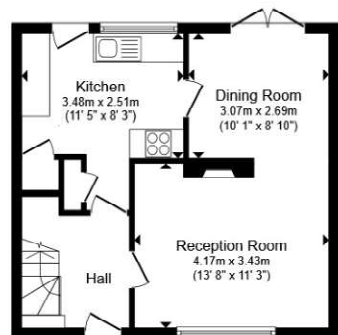
Outside

Front & Rear Gardens

Driveway & Garaging

Agents Note

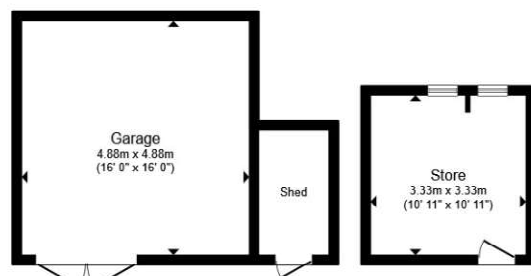
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



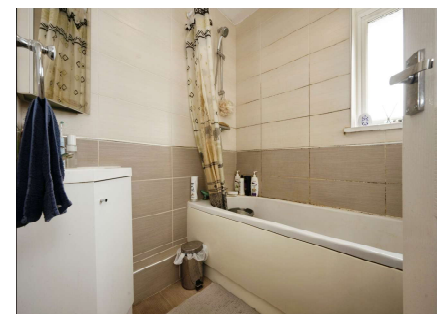
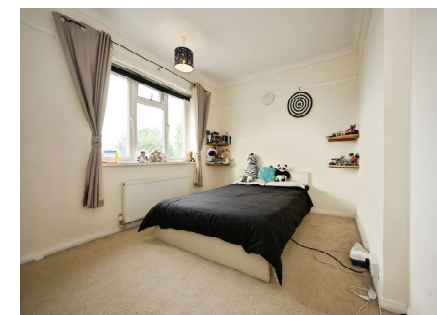
First Floor



Outbuilding

Total floor area 120.2 m² (1,293 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




brown
& merry



view this property online brownandmerry.co.uk/Property/AYL116758



welcome to

Thame Road, Aylesbury

- CLOSE TO RAILWAY STATION
- CLOSE TO TOWN CENTRE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- LARGE GARAGE & DRIVEWAY
- FRONT & REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£385,000



Please note the marker reflects the
postcode not the actual property

view this property online [brownandmerry.co.uk/Property/AYL116758](https://www.brownandmerry.co.uk/Property/AYL116758)



Property Ref:
AYL116758 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01296 488111



Aylesbury@brownandmerry.co.uk



5-7 Market Street, AYLESBURY,
Buckinghamshire, HP20 2PN



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)