



**Bicester Road, Aylesbury, HP19 9AN**

**Guide Price £500,000**

**Hatfield  
Shaw & Co**  
INDEPENDENT ESTATE AGENTS



Bedrooms: 3

Bathrooms: 1

Receptions: 2

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**Open Day – Thursday 11th June from 11:00am – 2:00pm. Join us for an open house – no appointment necessary. All prospective buyers are welcome to attend and view at their leisure.**

Being offered for sale with no upper chain and situated within a short walk of Aylesbury town centre, this is a rare opportunity to acquire a three double bedroom detached family home, set on a substantial non-estate plot with a detached garage, ample driveway parking, and an impressive rear garden. The property is in need of modernisation and offers excellent scope for improvement, making it ideal for those looking to create a bespoke family home. There is also clear potential for redevelopment or the creation of an additional dwelling, subject to the necessary planning permissions.

The accommodation comprises a front-facing lounge, with a spacious dining room to the rear enjoying views over the garden. The kitchen is fitted with a range of base and wall units and leads through to an inner hallway, providing access to a storage room and the garage. A separate utility room and a downstairs cloakroom complete the ground floor.

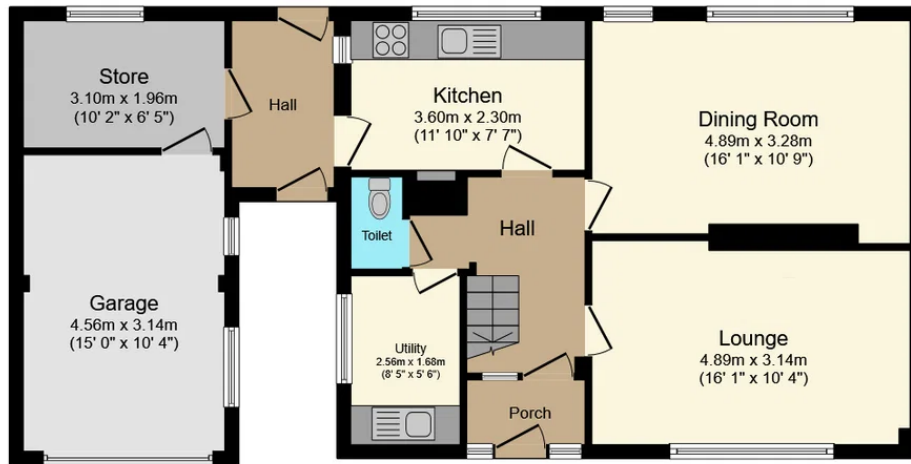
Upstairs, there are three well-proportioned double bedrooms and a spacious family bathroom.

Outside, the standout feature is the generous rear garden, measuring approximately 200ft in length and predominantly laid to lawn, with a large paved patio area. The garden is bordered by a variety of mature shrubs, bushes and trees, offering both privacy and a fantastic sense of space. The size of the plot also presents exciting potential for further development or division, subject to the relevant permissions.

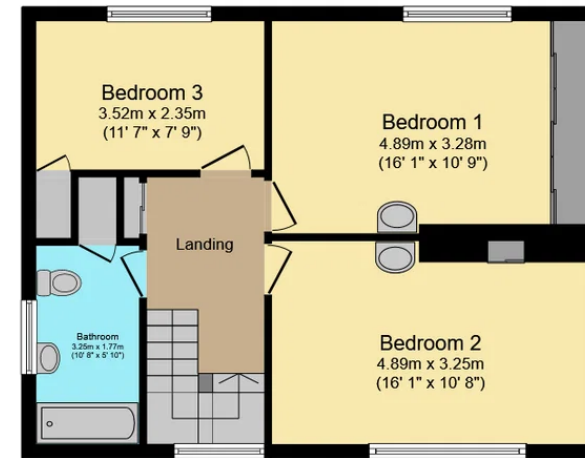
Freehold. EPC band E. Council tax band E. Mains electricity, water, and drainage. Gas to radiator central heating. Driveway parking for six vehicles. Standard construction. Ultrafast broadband (1,800 Mbps) available. "Good mobile phone coverage" (O2). No restrictions. Very low risk of flooding.







**Ground Floor**  
Floor area 81.5 sq.m. (877 sq.ft.)



**First Floor**  
Floor area 55.5 sq.m. (597 sq.ft.)

Total floor area: 137.0 sq.m. (1,474 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



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These particulars are intended as a guide only and do not constitute part of an offer or contract. All descriptions, dimensions, and other details are provided in good faith but should be independently verified. Any reference to alterations or use is not a statement that any necessary planning permission or Building Regulations approval has been obtained.