

Hurst Estate Agents

9 King Edward Avenue, Aylesbury, Buckinghamshire, HP21 7JD

£750,000

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Offered to the market with NO ONWARD CHAIN and POTENTIAL TO EXTEND (STPP), this rarely available and substantial 1930's five bedroom detached family home enjoys an enviable position on one of Aylesbury's most sought after and prestigious roads - King Edward Avenue. Properties of this calibre and location rarely come to market, making this a superb long-term family home and an exciting renovation opportunity. The property provides a fantastic blank canvas for a new owner to modernise, improve and put their own stamp on the home, whilst also offering clear scope to extend (STPP) and create a truly bespoke family residence.

King Edward Avenue is widely regarded as one of the most prime residential addresses in Aylesbury, known for its attractive tree-lined setting and established detached homes. The property is ideally situated within close proximity to highly regarded local schooling, including Aylesbury Grammar School and Turnfurlong Junior School, as well as local shops and excellent transport links.

The bright and spacious accommodation comprises: enclosed porch, guest cloakroom, large double-aspect living room with feature bay window, separate dining room with bay window, modern fitted kitchen, office/study, five well-proportioned bedrooms (including a walk-in wardrobe and dressing room) and a modern four-piece family bathroom suite. Externally, the very large and level SOUTH EAST facing rear garden provides an ideal setting for family life and entertaining, whilst also offering clear potential for extension (STPP). To the front, there is ample driveway parking for numerous vehicles and a substantial double-length garage.

Further benefits include gas central heating and UPVC double glazing. With its substantial accommodation, generous plot, prestigious location and scope for improvement and extension, this is a



NO ONWARD CHAIN

HIGHLY SOUGHT AFTER LOCATION

CLOSE TO AYLESBURY GRAMMAR SCHOOL

VERY LARGE ENCLOSED REAR GARDEN

AMPLE DRIVEWAY PARKING & DOUBLE LENGTH GARAGE

FIVE BEDROOMS

THREE RECEPTION ROOMS

GUEST CLOAKROOM

AMPLE DRIVEWAY PARKING FOR NUMEROUS VEHICLES

POTENTIAL TO EXTEND (STPP)









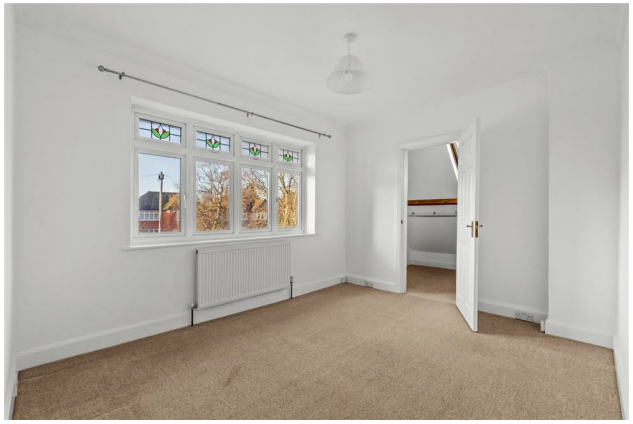












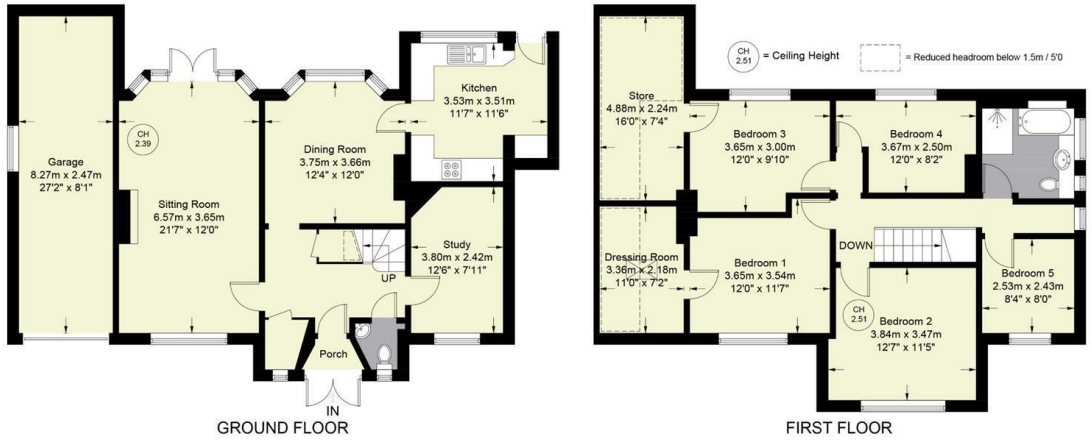






King Edward Avenue

Approximate Gross Internal Area
Ground Floor = 793 sq ft / 73.7 sq m
First Floor = 929 sq ft / 86.3 sq m
Garage = 217 sq ft / 20.2 sq m
Total = 1939 sq ft / 180.2 sq m



Floor Plan produced for Hursts by Media Arcade ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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