



## Bicester Road, Aylesbury

THREE BEDROOM FAMILY HOME | SEMI-DETACHED | OPEN PLAN KITCHEN/DINING/FAMILY ROOM | LOUNGE | SHOWER ROOM and BATHROOM | HOME OFFICE | WELL PRESENTED | ENCLOSED FRONT and REAR GARDEN | PARKING FOR MULTIPLE VEHICLES | EPC - C

Asking Price: **£365,000 (Guide Price)**





# Bicester Road, Aylesbury

## DESCRIPTION

An extended three bedroom semi-detached family home, situated within close proximity of the town centre.

This well presented family home comprises an entrance hall, shower room, lounge and kitchen/dining/family room. Upstairs there are three bedrooms and a family bathroom.

Outside features a garden room/home office which has the potential to be turned into an annexe (stpp), workshop, enclosed front and rear garden and parking for multiple vehicles.



**Entrance Hall**

Entrance via composite part glazed part glazed door. Double glazed opaque window to front aspect. Marble flooring. Radiator. Stairs rising to first floor. Storage cupboard under stairs.

**Lounge**

Fitted carpet. Radiator. Bay window with double glazed windows to front aspect.

**Kitchen/Dining/Family Room**

A range of wall and base units with wooden worktop over. Stainless steel sink unit with drainer. Tiled splash back. Integrated oven with four ring gas hob. Integrated dishwasher. Space for freestanding washing machine and American fridge/freezer. Marble flooring. Two radiators. Double glazed window to rear aspect. Double glazed patio doors to garden.

**Shower Room**

White three piece suite comprising; Corner shower cubicle. Wash hand basin. W.C. Chrome heated towel rail. Shaver point. Tiled walls and flooring. Double glazed opaque window to side aspect.

**Landing**

Fitted carpet. Radiator. Access to loft. Double glazed window to side aspect.

**Bedroom One**

Fitted carpet. Radiator. Built in wardrobes. Bay window with double glazed windows to front aspect.

**Bedroom Two**

Fitted carpet. Radiator. Double glazed window to rear aspect.

**Bedroom Three**

Fitted carpet. Radiator. Double glazed window to front aspect. Storage cupboard.

**Bathroom**

White three piece suite comprising; Panelled bath with shower attachment. Wash hand basin. W.C. Chrome heated towel rail. Shaver point. Tiled walls and flooring. Double glazed opaque window to rear aspect.

**Frontage**

Pathway leading to front door. Laid to lawn. Fully enclosed, surrounded by mature shrubs. Gated side access.

**Garden**

Decking area. Laid to lawn. Fully enclosed. Gated side access. External weatherproof socket. Outside lighting. Outside tap. Workshop.

**Garden Room/Home Office**

Access from garden via double glazed patio doors. Double glazed window. Composite part glazed door to rear. A range of wall and base units with wooden worktop over. Stainless steel sink unit. Space for freestanding fridge and tumble dryer. Vinyl flooring. Power and lighting.

**Parking**

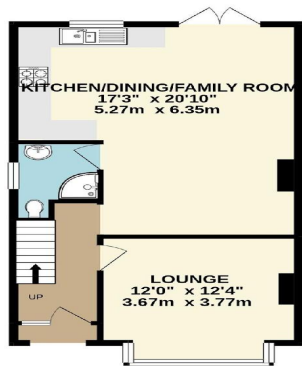
Two parking spaces to the rear of property.



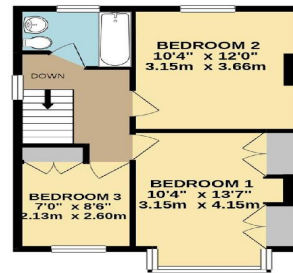




GROUND FLOOR  
863 sq.ft. (80.2 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.

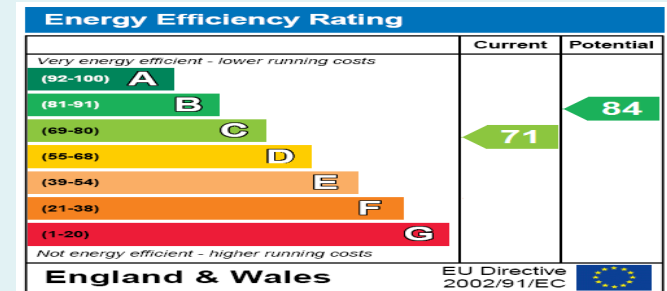


TOTAL FLOOR AREA : 1280 sq.ft. (118.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property  
**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



01296 796509



Porters Lodge Suite 6 County Offices, Walton Street,  
Aylesbury, HP20 1UR

aylesbury@hunters.com



### OPENING HOURS

Monday - Friday 09:00 - 18:00 Saturday  
09:00 - 17:00 Sunday 10:00 - 14:00



VAT Reg. No 138 2028 30 | Registered No: 08269097 | Registered Office: PO Box 6419, Leighton Buzzard, Bedfordshire, LU7 6ER  
A Hunters franchise owned and operated under licence by NSI Properties Limited | Registered Address: PO Box 6419, Leighton Buzzard, Bedfordshire, LU7 6ER |  
Registered Number: 08269097 England and Wales | VAT No: 138 2028 30 NSI Properties Limited