

3/4 Bedroom
Edwardian
Semi Detached

5 ASCOTT ROAD
AYLESBURY HP20 1HX



£425,000

TO ARRANGE A VIEWING CONTACT
WESOLDIT.CO.UK ON HELLO@WESOLDIT.CO.UK



LOCATION

Ascott Road is located centrally within Aylesbury, on Manor Park and offers a practical blend of modern urban living and natural surroundings. Proximity to the town centre and London-bound transport links enhances its appeal for commuters. The area enjoys nearby parks, and open spaces, providing recreational opportunities. Essential amenities, schools, and healthcare services are conveniently close,

THIS HOME FEATURES

EDWARDIAN SEMI-DETACHED
FAMILY HOME
THREE BEDROOMS
PLUS LOFT ROOM / 4TH
BEDROOM
GUEST CLOAKROOM
23FT KITCHEN WITH BREAKFAST BAR
SNUG
UTILITY ROOM
LOUNGE
DINING ROOM
PRIVATE & ENCLOSED REAR
GARDEN

catering to daily needs. Aylesbury Station, just 0.8miles walk away, offers direct rail access to London Marylebone. This well-connected location provides the convenience of urban life while maintaining a sense of tranquility, making Manor Park a desirable residential choice.

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3/4

BEDROOMS

The property offers flexible bedroom accommodation, three double bedrooms located on the first floor, loft room/ fourth bedroom.

BATHROOMS

Refitted four piece bathroom suite comprises free-standing bath, walk-in shower cubicle, wash hand basin and low level WC in vanity unit, whilst a guest cloak is situated off of the utility room.

RECEPTIONS

The living accommodation boasts a lounge with bay window to front, feature fireplace, and opens into the connected dining room. Patio doors lead to the side courtyard from the dining area.

KITCHEN

Spanning 23ft, the kitchen offers ample space and storage, extensive work surfaces, breakfast bar, integrated double oven, space for fridge/freezer, halogen hob, and inset sink. A snug area and patio doors connect to the rear garden.



PROPERTY SUMMARY

This extended and tastefully presented Edwardian semi-detached family home offers versatile living with 3 bedrooms, plus a loft room. The property seamlessly blends timeless charm with modern convenience. The well-maintained interior showcases spacious rooms, ideal for family living, while the loft room adds extra flexibility. Its classic character is enhanced by contemporary touches. The residence boasts a delightful garden and a sought-after location that balances urban amenities and suburban tranquility. This charming home provides ample space and stylish comfort for a growing family.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	SAMPLE		78 C
39-54	E		47 E
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1488 sq.ft. (138.2 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 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.
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OUTSIDE

The garden boasts a substantial lawn area, complemented by a patio terrace, border flower beds, storage shed, bar area, and a convenient side courtyard terrace.

PARKING

On street parking.

VIEWINGS

Strictly by appointment with WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

