3/4 Bedroom Edwardian Semi Detached

5 ASCOTT ROAD AYLESBURY HP20 1HX







# 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 Londonbound 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,

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

o.8miles walk away, offers
direct rail access to London

Marylebone. This wellconnected location provides
the convenience of urban life
while maintaining a sense of
tranquility, making Manor

Park a desirable residential
choice.

## 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.



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.









### PROPETY 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.











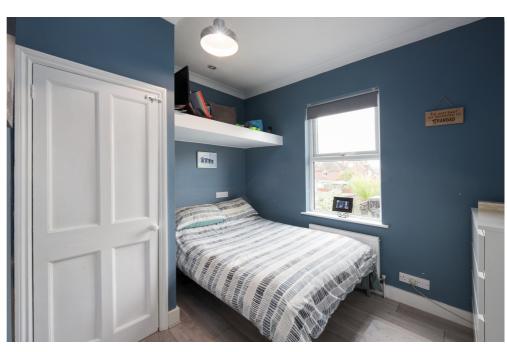


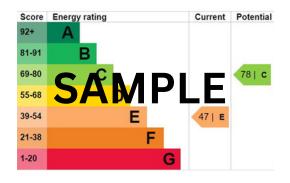
















#### **OUTSIDE**

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

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