

4 Bedroom

EXTENDED DETACHED

SOUTHSIDE LOCATION

29 Mellstock Road, Aylesbury
Buckinghamshire, HP21 7NU



£535,000

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LOCATION

Mellstock Road is set on the sought-after Chiltern Park development situated on the southside of Aylesbury, offering a wealth of facilities such as a local shopping parade, play parks and green open spaces and the popular William Harding Junior and Infant School. Just a miles walk from Stoke Mandeville Hospital, and a regular bus service connecting

THIS HOME FEATURES

WALK TO HOSPITAL
WALK TO WILLIAM HARDING SCHOOL
EXTENDED
LIVING ROOM
DINING ROOM
CONSERVATORY
TWO BATHROOMS
KITCHEN/BREAKFAST
FOUR BEDROOMS
GARAGE & DRIVEWAY

to the Town Centre, and Aylesbury's mainline, London Marylebone Bound Train Station amongst other routes, and good links to the A41 southbound to the M25 make Mellstock Road an ideal location wherever your commute.

4 BEDROOMS

The property offers comfortable bedroom accommodation by way of three double bedrooms and a generous single bedroom. Built in wardrobes to master bedroom.

BATHROOMS

Refitted Family bathroom comprising wash hand basin, low level WC, bath with mixer shower over. Newly installed shower room located on the ground floor.

RECEPTIONS

The property benefits from a spacious living and separate dining room with access between the two via bi-folding doors, additional door from the dining room to kitchen/breakfast room. Sliding patio door to rear garden from dining room.

CONSERVATORY

Enjoying views of the garden this brick based UPVC Conservatory is accessed via the living room, benefitting power & light, gas fed radiator, patio doors leading to the garden.

KITCHEN/BREAKFAST

The modern kitchen space comprises a range of units at base and eye level with work surface areas, space for range cooker with extractor over, integrated dishwasher door to utility room, door to dining room.

UTILITY

Providing extra storage and work surface area, sink drainer unit, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer.

LIVING AREA

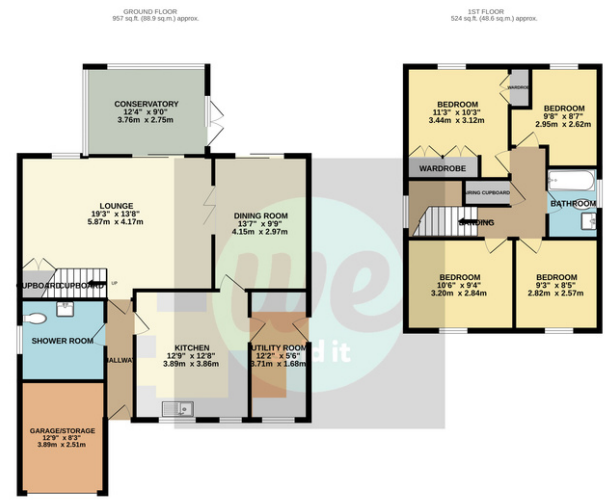


PROPERTY SUMMARY

Situated on the popular Chiltern Park development, less than half a mile walk to the sought-after William Harding Junior and Infant School. This extended four bedroom detached family home comprises entrance hall, living room, dining room, conservatory, kitchen/breakfast room, refitted shower room. The first-floor accommodation comprises three double bedrooms, and a generous single bedroom, refitted family bathroom. Outside the property offers a private and enclosed rear garden, and driveway parking, garage/storage room.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



OUTSIDE

This mature and well stocked rear enclosed garden has been a labour of love for the current owners and provides a secure space for all of the family comprising a patio area, lawn area enclosed by timber panel fence.

PARKING

Driveway parking, garage/storage room.

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.

