



**Evans Close, Aylesbury HP21 9YA**



**welcome to**

## **Evans Close, Aylesbury**

Nestled in a peaceful cul-de-sac location within the sought-after Stoke Grange area of Aylesbury, this extended three-bedroom detached family home presents a fantastic opportunity for those seeking space, comfort, and convenience. Offering a superb blend of living and entertaining areas, the property boasts a generous living room, a playroom, and a modern kitchen/dining room, ideal for family gatherings and daily life. A practical utility room and both a bathroom and a cloakroom ensure the demands of a busy household are easily met. All three bedrooms are well-proportioned, giving everyone their own comfortable retreat.



Outside, a good-sized rear garden provides ample space for relaxation, play, or entertaining guests, while the driveway offers off-road parking for added convenience. The location is truly desirable, set within easy reach of highly regarded schools, including William Harding School and local grammar schools, making it ideal for families. Stoke Grange offers a wonderful community feel, with local shops and amenities close by for day-to-day living, all set on Aylesbury's popular south side. This home benefits from double glazing and a gas heating system with radiators, ensuring comfort throughout the seasons. Don't miss the chance to make this property your next family home—contact us today to arrange a viewing and see all it has to offer.



## Accommodation Comprises:

Entrance Hall

Cloakroom

Living Room

Playroom

Kitchen/Dining Room

Utility Room

First Floor & Landing

Bedroom One

Bedroom Two

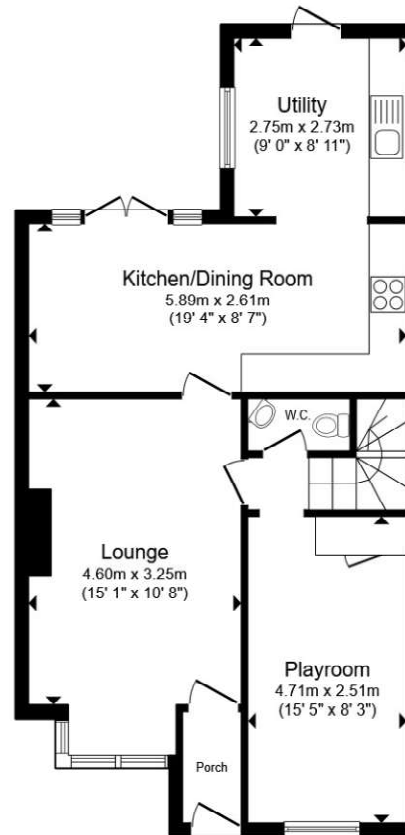
Bedroom Three

Bathroom

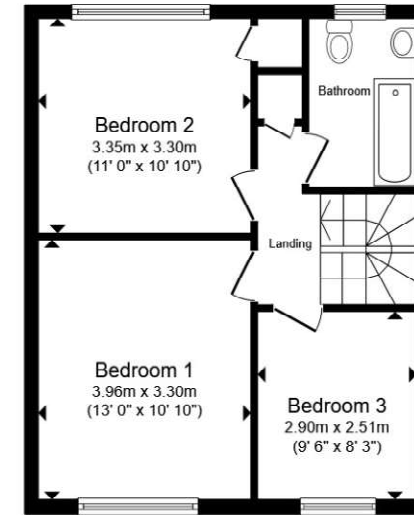
Outside

Rear Garden

Driveway



Ground Floor



First Floor

Total floor area 101.8 m<sup>2</sup> (1,096 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Evans Close, Aylesbury

- EXTENDED FAMILY HOME
- CUL-DE-SAC LOCATION
- STOKE GRANGE
- GOOD SIZE REAR GARDEN
- THREE BEDROOMS
- CLOSE TO WILLIAM HARDING SCHOOL (0.6mile)
- SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

**£475,000**



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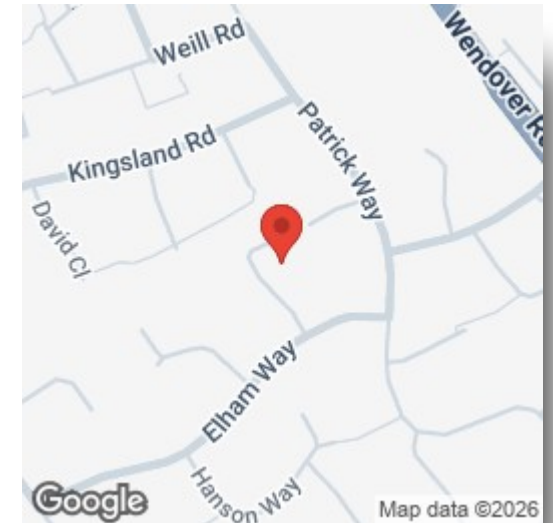


Property Ref:

AYL115884 - 0003

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Please note the marker reflects the  
postcode not the actual property

brown & merry



**01296 488111**



[Aylesbury@brownandmerry.co.uk](mailto:Aylesbury@brownandmerry.co.uk)



5-7 Market Street, AYLESBURY,  
Buckinghamshire, HP20 2PN



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