



ASCOTT ROAD
Aylesbury, Buckinghamshire HP20 1HX



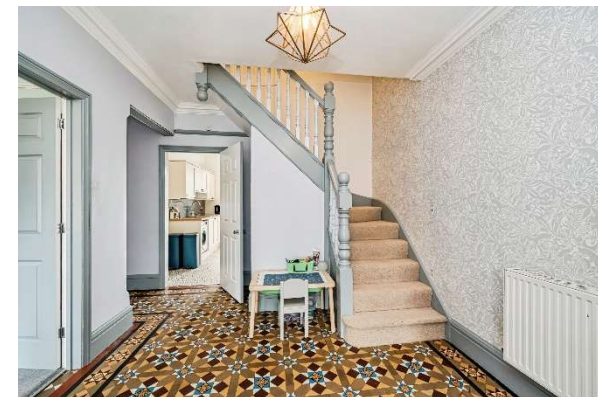
Nestled in the heart of Aylesbury, this beautifully presented four-bedroom semi-detached Edwardian home blends classic period features with tasteful modern updates to offer the perfect balance of charm and contemporary comfort. Light-filled and thoughtfully maintained, the property boasts a versatile loft room—ideal as an office, guest suite, or creative space.

From the moment you arrive, the home's impressive façade and character details set the tone for what lies within. Step inside and discover a property that retains original features, adding elegance and distinction, while upgraded fittings ensure comfortable family living. Generous reception rooms provide plenty of space for relaxed gatherings, and the well-appointed kitchen serves as the heart of the home.

£525,000

Edwardian Semi-Detached
Four Bedrooms
Beautifully Presented
Character Features
Loft Room
Off Road Parking
Spacious Property

Tenure: Freehold EPC Rating: D Council Tax Band: E



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There's ample off-road parking, a rare and sought-after convenience in this popular area. In our opinion, there is a good-sized garden with patio for entertaining and lawn to play. The property also boasts a garage with power, ideal for a workshop space.

The location provides easy access to Aylesbury's vibrant market town centre, with its array of shops, cafés, and restaurants. Excellent local schools, expansive parks, and leisure facilities are all within easy reach, making this home ideal for families and professionals alike. For commuters, Aylesbury's mainline railway station is just 0.8 miles away, connecting you swiftly to London and surrounding areas.




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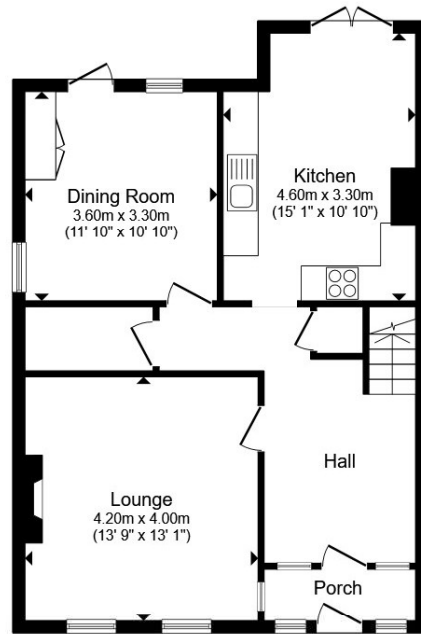
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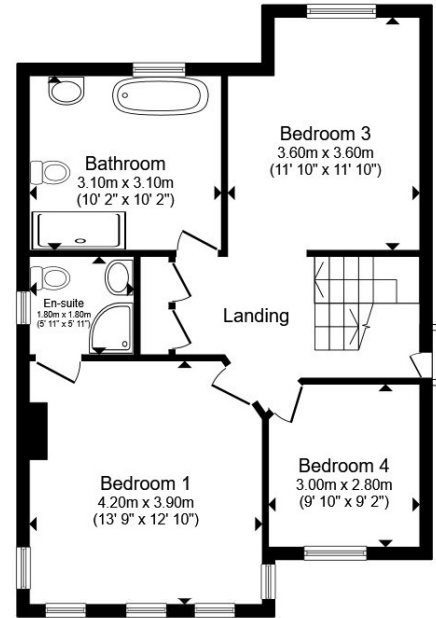
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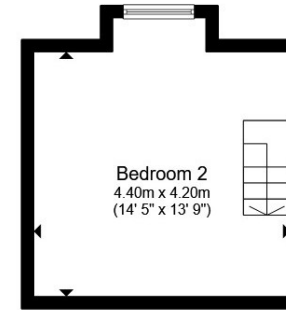
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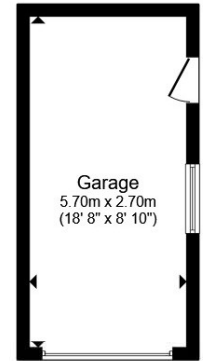
Ground Floor



First Floor



Second Floor



Garage

Total floor area 156.2 m² (1,681 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



Please note the marker reflects the postcode not the actual property

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense.
4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances.
5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs.
6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative.
7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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