



68 Mandeville Road

| Aylesbury | Bucks | HP21 8AG



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Welcome to Mandeville Road, Aylesbury - a charming location for this delightful extended semi-detached bungalow. This property boasts an kitchen, extended living room, utility room, three bedrooms, family bathroom, enclosed rear garden, garage and driveway parking. This property is an ideal project to become a lovely family home.

Guide price £320,000

## Location

A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

## Council Tax

Band C

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Entrance

Enter through the front door into the entrance hall with doors to all bedrooms, bathroom and to living room.

## Bedroom

Bedroom consists of a window to the front aspect, built in wardrobes, carpet laid to floor, a wall mounted radiator, light pendant to the ceiling and space for a super king bed and other bedroom furniture.

## Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, a wall mounted radiator, light fitting to ceiling and space for a single bed and other bedroom furniture.





- Viewing Highly Advised
- Three Bedroom Bungalow
- In Need of Renovation
- Southside Of Aylesbury
- \*No Chain\*
- Ample Parking
- Close to Shops
- Non Standard Construction

**Bedroom**

Bedroom consists of a window to the side aspect, carpet laid to floor, a wall mounted radiator, light fitting to ceiling and space for a double bed and other bedroom furniture.

**Kitchen**

Kitchen comprises a range of wall and base mounted units with roll top worktops, light fitting to the ceiling, window to the side aspect, inset sink unit, space for an oven and fridge/freezer.

**Utility Room**

tiles laid to the floor, a window to the rear aspect, space for number of white goods and a door leading to the side of the property.

**Living Room**

Living room consists of carpet laid to floor, light fittings to the ceiling, with integrated speakers, a wall mounted radiators and space for a large sofa suite and other living room furniture .

**Bathroom**

Bathroom suite is a wet room and is fully tiled and comprises a hand wash basin unit with storage, window to the side aspect, w/c and a walk in shower,

**Rear Garden**

paved patio area, grass laid to the remainder, garden shed. gated access to the front driveway and a door leading into the detached garage.



The property is situated between Aylesbury Town Centre and Stoke Mandeville. There are good transport links with easy access to the A413 and the mainline train station with regular services directly into London Marylebone.

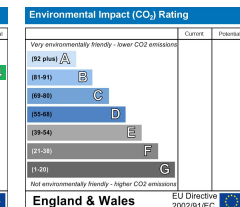
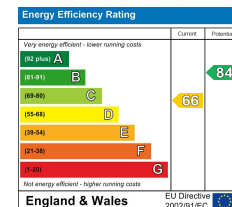


### Garage And Driveway

Detached Garage with an up and over door and driveway parking to the front for multiple vehicle's.

### Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.







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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.