

# 21 Edward Close

AYLESBURY, BUCKINGHAMSHIRE

£399,950



A truly immaculate three bedroom semi detached family home, available to the market for the first time in 32 years, situated on this popular and quiet no-through road location.



## POPULAR RESIDENTIAL LOCATION WITH EXCELLENT ACCESS TO LOCAL AMENITIES AND SCHOOLING



Available to the market for the first time in over 30 years, this immaculately presented three bedroom semi detached house situated on a no-through road in the ever popular Stoke Grange area. The property comprises of entrance porch, good size lounge with feature fireplace and raised hearth, beautifully appointed kitchen with granite worksurfaces, under counter lighting and integrated high quality appliances, dining room, separate downstairs cloakroom and pedestrian access to the single garage. The first floor enjoys two good size double bedrooms, third single bedroom and family bathroom with genuine wow factor. Outside there is an extremely well landscaped rear garden with paved seating area, lawn areas and summerhouse. To the front there is driveway parking providing parking for comfortably three cars. Other benefits include gas central heating, access to superfast broadband and double glazing throughout. An appointment to view is essential to fully appreciate this wonderful family home.

### At a Glance

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- SINGLE GARAGE
- DRIVEWAY
- GARDEN





## Accommodation

- SITTING ROOM
- KITCHEN / DINING ROOM
- DOWNSTAIRS CLOAKROOM
- TWO DOUBLE BEDROOMS
- THIRD SINGLE BEDROOM
- FAMILY BATHROOM
- GOOD SIZE REAR GARDEN WITH DELIGHTFUL SUMMERHOUSE
- DRIVEWAY PARKING
- SINGLE GARAGE



Guide Price  
£399,950

Additional information

Services: Mains water, electricity

Heating: Gas central heating, Mains drainage

Council Tax Band: D

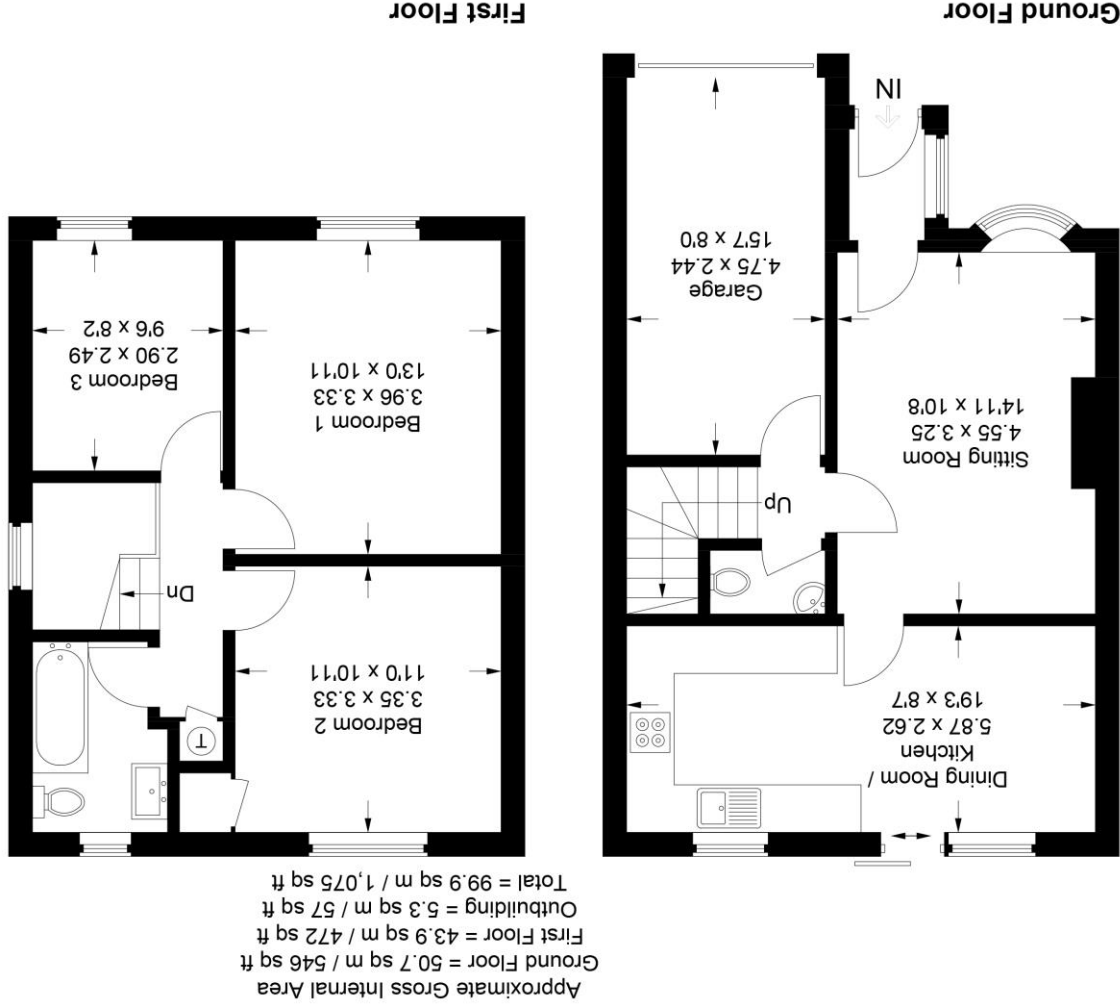
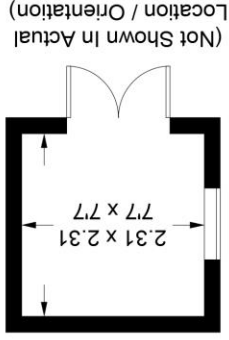
Local Authority: Buckinghamshire

County Council

Energy rating: C

The full EPC can be downloaded from the

<https://www.epcregister.com/>



Approximate Gross Internal Area  
Ground Floor = 50.7 sq m / 546 sq ft  
First Floor = 43.9 sq m / 472 sq ft  
Outbuilding = 5.3 sq m / 57 sq ft  
Total = 99.9 sq m / 1,075 sq ft

Location

Stoke Grange is a highly popular development on the South Side of Aylesbury. There is a parade of shops and pedestrian access to the Guttman Sports centre. The nearby market town of Aylesbury provides a full range of commercial, shopping and leisure facilities. In terms of schooling, the property falls inside the catchment area for the local Grammar schools. Locally Stoke Mandeville and Aylesbury mainline train stations have a journey time of approx. 50 & 55 minutes respectively to London Marylebone. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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