

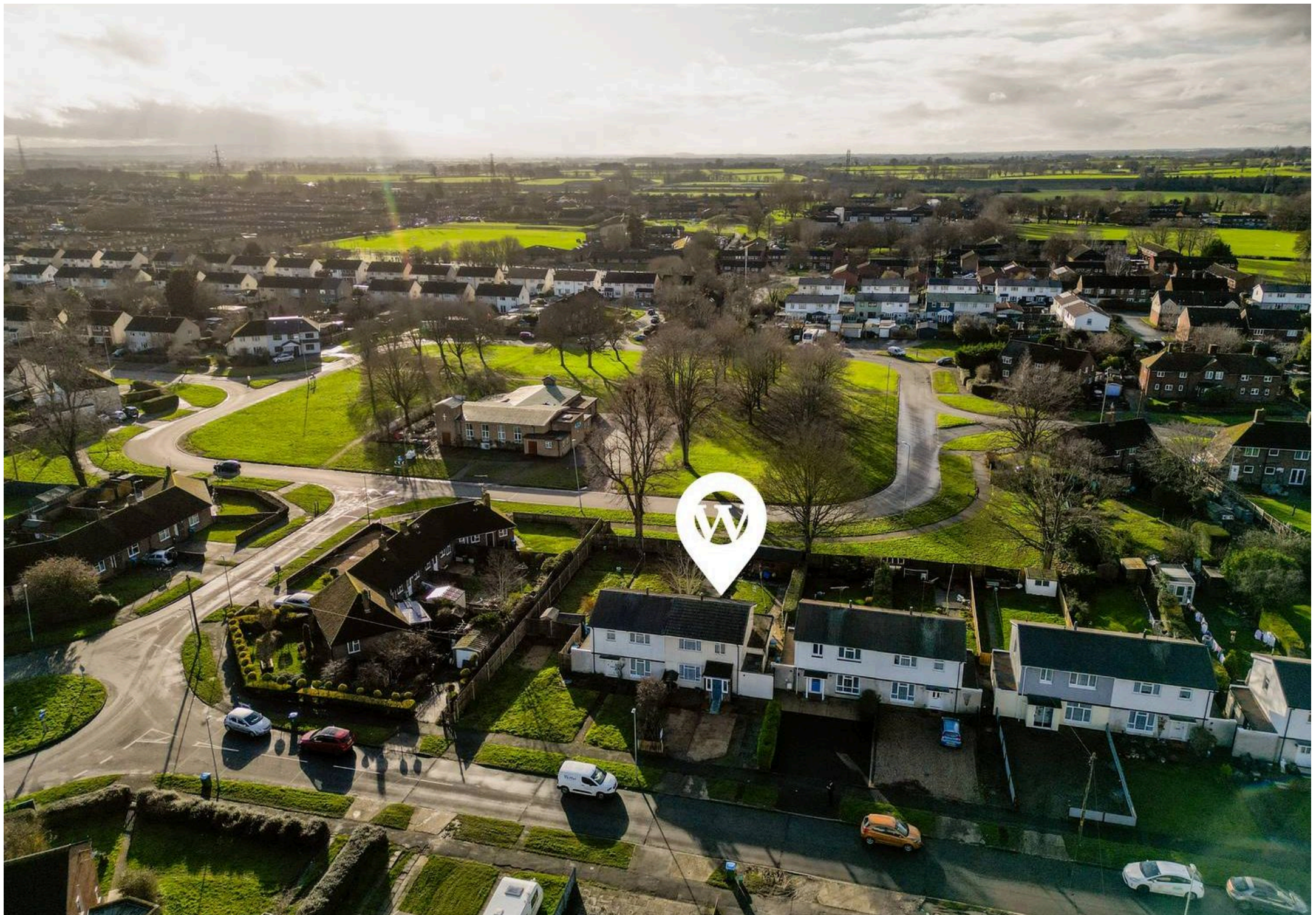


34 Thrasher Road, Aylesbury

Aylesbury

£325,000









## 34 Thrasher Road

Aylesbury, Aylesbury

Beautifully presented 3-bed semi-detached home with spacious living, kitchen, lounge, dining area, 2 bathrooms, workshop, garden bar, and steel frame. Ideal for families or first-time buyers.

Council Tax band: B

Tenure: Freehold

Wilt  
PRO



### **Entrance Porch**

Enter through the front door into the porch, comprised of tiled flooring, windows to the side and front, a fitted light to the ceiling and door to the hallway

### **Hallway**

The entrance hallway is comprised of wood effect flooring, a wall mounted radiator, stairs rising to the first floor and doors to the living room and kitchen.

### **Kitchen**

The Kitchen has been freshly decorated and is light and airy with doors to the entrance hall and utility area and is open plan to the dining area.

### **Dining Room**

This dining room is composed of wood effect flooring, sliding doors to a conservatory, fan light to the ceiling, open plan to the kitchen, a wall mounted radiator and space for dining room furniture.

### **Living Room**

This lounge is composed of wood effect flooring, a window to the front aspect, fitted cupboards, a pendant light to the ceiling and space for a living room furniture.

### **Conservatory**

This conservatory features wood effect flooring, a fan light and wall mounted lights, windows to the surround and double doors to the enclosed rear aspect.

### **Wetroom**

The downstairs wet room is comprised of a heated towel rail, frosted window, spotlights to the ceiling, a low level w/c, overhead shower and a hand wash basin with a mixer tap.











### **Landing**

This first floor landing is composed of carpeted flooring, a window to the side aspect, a fitted light to the ceiling and doors to all three bedrooms and the family bathroom.

### **Bedroom Three**

The third bedroom is comprised of carpeted flooring, window to the front aspect, a wall mounted radiator and space for a single bed and other bedroom furniture.

### **Bedroom Two**

The second bedroom features a window to the rear aspect, a wall mounted radiator, fitted light to the ceiling and space for a double bed and other bedroom furniture.

### **Master Bedroom**

The master bedroom is comprised of carpeted flooring, a window to the front aspect, a wall mounted radiator, a fan light to the ceiling and integrated wardrobes. Space for a king sized bed and other bedroom furniture.

### **Bathroom**

The family bathroom has been recently renovated and is comprised of lino flooring, a frosted window, hand wash basin with a mixer tap inset into a vanity unit, a low level w/c and an enclosed shower unit.









Floor 0 Building 1

**Approximate total area<sup>(1)</sup>**

1081 ft<sup>2</sup>

100.4 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>

1.4 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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