



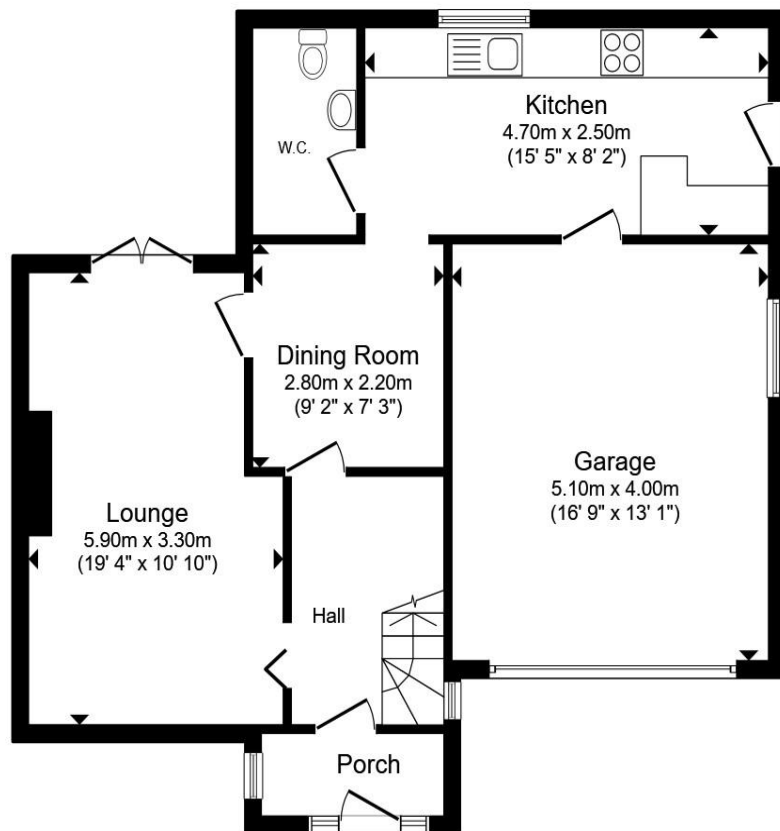
Verney Walk, Aylesbury HP21 8ED

welcome to

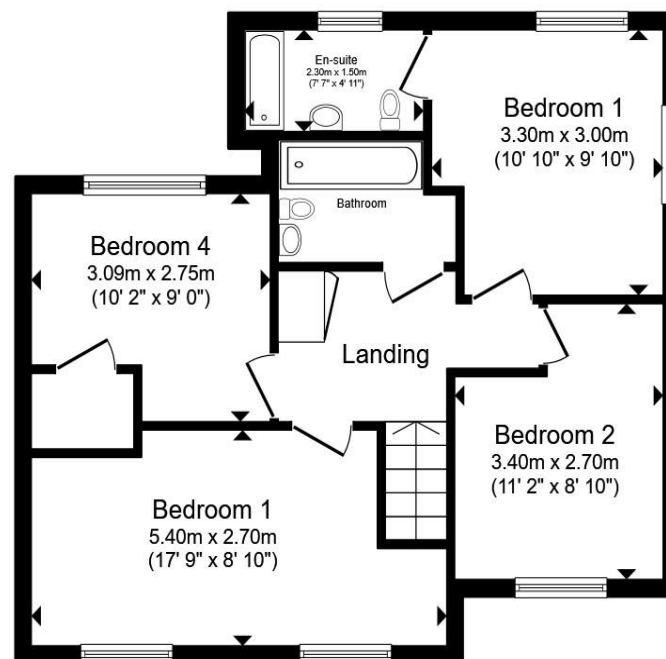
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Nestled in the Southcourt area of Aylesbury, this well-proportioned semi-detached home presents an exceptional opportunity for families and those seeking flexible living space. Set back from the road and approached via a driveway, the property also boasts a larger than average single garage, offering ample parking. Up on entering, a porch leads through to an entrance hallway. The ground floor living spaces include a generous 19ft living room, perfect for relaxing or entertaining guests. Adjacent is a separate dining room, providing direct access to the kitchen, downstairs cloakroom. The first floor offers four genuine double bedrooms, ensuring everyone has plenty of space. The master bedroom benefits from its own en-suite and a family bathroom. The property is complemented by a good-sized rear garden, offering scope for children's play, social gatherings or simply unwinding. Situated in Southcourt, residents enjoy access to Aylesbury town centre with its array of shops, eateries, schools and leisure amenities. The area is also well-connected by public transport, providing direct road and rail links for commuters and those exploring the wider Buckinghamshire region. Internal viewing is highly recommended.





Ground Floor



First Floor

Total floor area 121.4 m² (1,307 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



Accommodation Comprises:

Entrance Porch

Entrance Hall

Lounge

Dining Room

Kitchen

Cloakroom

First Floor & Landing

Master Bedroom

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Bathroom

Rear Garden

Driveway & Garage

Agent Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

welcome to

Verney Walk, Aylesbury HP21 8ED

- FOUR DOUBLE BEDROOMS
- GOOD SIZE REAR GARDEN
- LARGER THAN AVERAGE SINGLE GARAGE
- TWO RECEPTION ROOMS
- EN-SUITE TO MASTER BEDROOM

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£440,000



Please note the marker reflects the
postcode not the actual property

view this property online [brownandmerry.co.uk/Property/AYL116688](https://www.brownandmerry.co.uk/Property/AYL116688)



Property Ref:
AYL116688 - 0004

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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