



QUEENS MEAD, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £525,000

FREEHOLD

*****SOLD BEFORE COMING TO MARKET***** A spacious four bedroom semi-detached home in a highly sought-after southside location, ideally positioned close to top-rated schools, local amenities and excellent road links. The property offers generous living space with multiple reception rooms, a well-appointed kitchen/diner and a convenient downstairs bathroom. Upstairs features four bedrooms, including a main bedroom with en suite. Externally, the home benefits from a garden with large garden room, garage, and driveway, providing ample parking and outdoor space.



QUEENS MEAD

- SOUGHT AFTER SOUTHSIDE LOCATION • FOUR BEDROOM FAMILY HOME • CLOSE TO WELL REGARDED SCHOOLS • VERSATILE FAMILY ROOM • PARTLY CONVERTED GARAGE WITH STORAGE SPACE • GOOD ROAD LINKS • DRIVEWAY PARKING • REAR GARDEN WITH LARGE GARDEN ROOM • MODERN KITCHEN / DINER • EN SUITE TO MAIN BEDROOM



LOCATION

An ideal location for families the area is served by the well regarded Bedgrove Infant and Junior schools and is within walking distance of the Aylesbury Grammar and Aylesbury High School. There is a frequent bus service to the town centre, good road links towards London on the A41 and A413 and the choice of Aylesbury Central or Stoke Mandeville Train Stations offering mainline services into London Marylebone.

ACCOMMODATION

The property is entered via a welcoming entrance hall which provides access to the main living areas and features a useful understairs storage cupboard. The versatile family room is ideal as a playroom or home office, complete with its own storage cupboard. A modern downstairs bathroom provides further convenience for family living and guests.

The main living room is a bright and comfortable space, centered around an attractive feature fireplace and benefitting from double doors that open through to the kitchen, allowing for both open-plan living and the option to separate the spaces when desired.

The spacious kitchen is well equipped with an inset electric hob, oven and cooker hood, integrated dishwasher, and space for a fridge and washing machine. A breakfast bar offers a practical spot for casual dining or socializing while cooking. The

kitchen flows naturally around to a generous dining area with ample space for a dining table and chairs, creating an ideal setting for family meals and entertaining. Two sets of doors provide access to the rear garden and allow plenty of natural light to fill the space.

On the first floor, the landing provides access to the loft and leads to four bedrooms. Bedrooms two and three both benefit from built-in wardrobes, offering excellent storage. The main bedroom is particularly impressive, featuring stylish built-in wardrobes, loft access and a contemporary en suite bathroom. The remaining bedroom provides flexible accommodation for family members, guests or a home office.

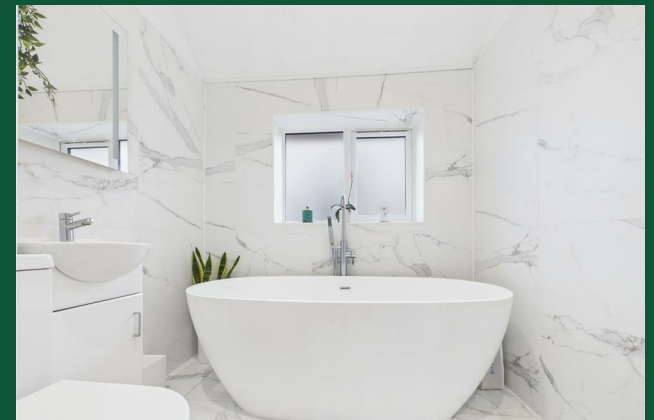
Externally, the property enjoys an enclosed rear garden designed for both relaxation and entertaining. A paved patio area sits directly outside the house, leading onto a well maintained lawn. To the rear of the garden there is an attractive decked seating area alongside a garden shed and a garden room complete with light and power, making it ideal for use as a gym or hobby space.

The garage has been partly converted but still retains useful storage space, and the property further benefits from a driveway providing off-street parking.

Overall, this is a well presented and versatile family

home in a desirable location, offering generous living space both inside and out.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band D

Viewings – By Appointment Only

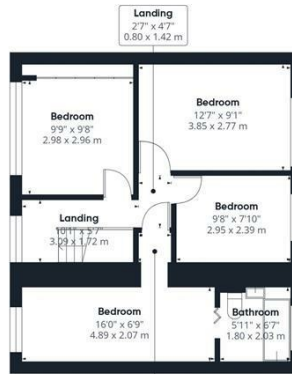
Floor Area – 1430.00 sq ft

Tenure – Freehold





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m
 1430 ft²
 132.7 m²

Balconies and terraces
 302 ft²
 28.1 m²

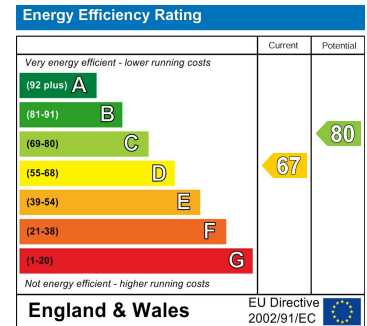
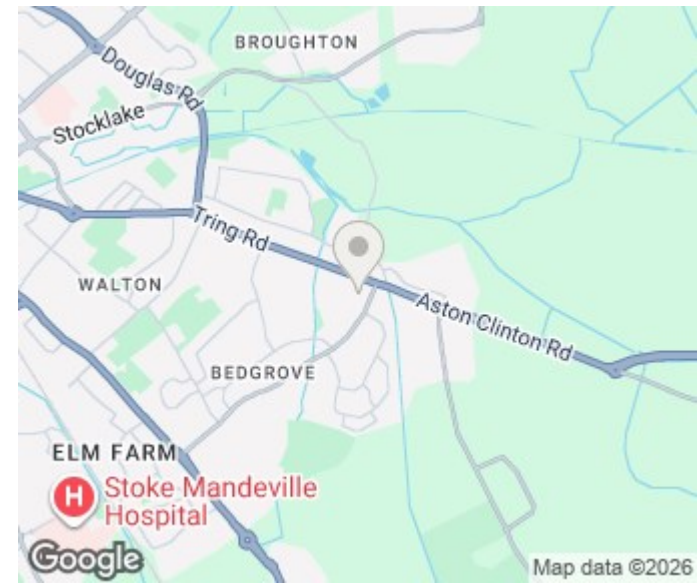
Reduced headroom
 2 ft²
 0.2 m²

(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.

GIRAFFE 360



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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