



PENN ROAD, SOUTHCOURT, AYLESBURY

PRICE £470,000

FREEHOLD

A four bedroom semi-detached home situated in a popular residential area, conveniently close to parks, local amenities, and schools. The property offers spacious and versatile accommodation, including a comfortable living room, separate dining room, kitchen, utility room and a downstairs cloakroom. Upstairs, there are four good-sized bedrooms and a family bathroom. Outside, the home benefits from both front and rear gardens, along with a garage, making it an ideal choice for growing families.

**GEORGE
DAVID**

PENN ROAD

- POPULAR RESIDENTIAL AREA
- FOUR BEDROOM SEMI-DETACHED HOUSE
- MULTIPLE RECEPTION ROOMS
- UTILITY AND CLOAKROOM
- GARAGE WITH LIGHT AND POWER
- LARGE FRONT AND REAR GARDENS
- BEDROOMS ALL WITH BUILT-IN WARDROBES
- CLOSE TO PARKS, LOCAL AMENITIES AND SCHOOLS



LOCATION

A family-based estate, very well established with some parts dating back to the 1930's. The area offers shopping facilities in a number of locations within the estate as well as fast food restaurants, religious centres, community halls and regular bus services reaching in and around the town. The new pedestrian bridge by the Railway Station links the heart of the town centre and Southcourt making all amenities very accessible by foot or cycle. There is a primary school and secondary school on the estate and the area forms part of the Aylesbury Grammar school catchment.

ACCOMMODATION

The property is approached via a generous front garden, mainly laid to lawn with a pathway leading to the entrance, complemented by a range of established trees and shrubs.

Upon entering, the welcoming entrance hall provides access to the principal ground floor rooms and features a staircase rising to the first floor, along with a useful storage cupboard. The living room is a spacious reception area, enhanced by a feature fireplace, creating a cosy focal point. A separate dining room also benefits from its own feature fireplace, offering an ideal space for family meals and entertaining.

The kitchen is fitted with a range of wall and base units, providing ample worktop space, with room for essential appliances including a washing machine and cooker. Leading from the kitchen is a practical utility room, offering additional space for appliances such as a fridge and further white goods. A convenient downstairs cloakroom completes the ground floor accommodation.

To the first floor, there is access to the loft and four well-proportioned bedrooms, all of which benefit from built-in wardrobes, providing excellent storage. The family bathroom serves all bedrooms.

Externally, the rear garden features a patio area ideal for outdoor dining, a lawned section, and an additional covered area offering versatile use. The property also benefits from a garage equipped with light and power.

This well-appointed home combines generous living space with a popular location, making it an ideal choice for growing families.

PENN ROAD





PENN ROAD

ADDITIONAL INFORMATION

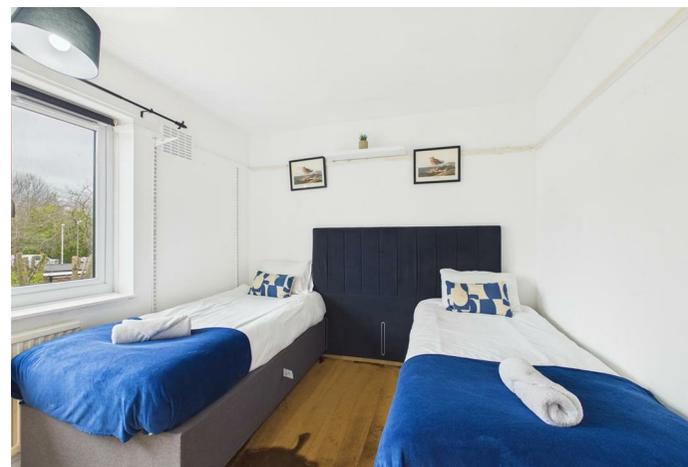
Local Authority – Buckinghamshire

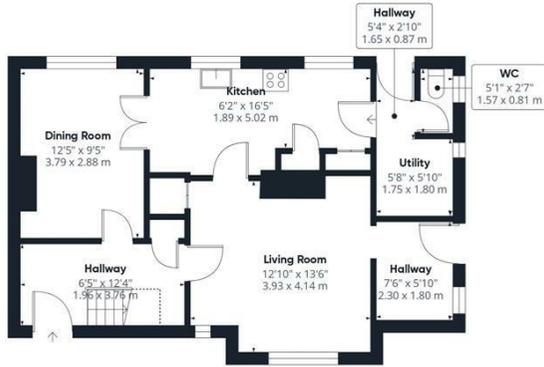
Council Tax – Band C

Viewings – By Appointment Only

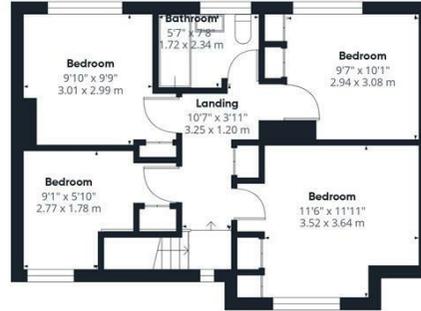
Floor Area – 1374.00 sq ft

Tenure – Freehold





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1374 ft²
127.8 m²

Reduced headroom
15 ft²
1.4 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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