



MELLSTOCK ROAD, CHILTERN PARK, AYLESBURY

PRICE £425,000
FREEHOLD

Situated in a popular and well-connected location, this three bedroom detached house offers well-proportioned accommodation ideal for families. The property is conveniently positioned close to highly regarded schools and excellent road links. The ground floor comprises a dining room, living room, kitchen, utility area and a downstairs WC. Upstairs, there are three bedrooms, en-suite and a family bathroom. Outside, the property benefits from a garden, driveway and a partly converted garage. An appealing family home combining generous accommodation, practical features and a sought-after location.



MELLSTOCK ROAD

• THREE BEDROOM DETACHED FAMILY HOME • CLOSE TO HIGHLY REGARDED SCHOOLS • EXCELLENT ROAD LINKS • BRIGHT & SPACIOUS LIVING ROOM • PARTLY CONVERTED GARAGE • EN-SUITE TO MAIN BEDROOM • ENCLOSED REAR GARDEN • DRIVEWAY • UTILITY AREA & WC • BUILT-IN WARDROBES TO BEDROOMS TWO & THREE



LOCATION

Chiltern park is a popular development situated on the southside of Aylesbury. Constructed in the early 1970s the estate has easy access towards London/M40 on the A413 and benefits from being within equal distance of Aylesbury and Stoke Mandeville Train Stations offering mainline services into London Marylebone. An ideal location for families the estate is within walking distance from Aylesbury Grammar and High School and is the catchment area for William Harding Combined. Further benefits to this location includes: Small parade of shops – walking distance to the Guttman Gym and Swimming pool – close by is Stoke Mandeville Hospital.

ACCOMMODATION

Upon entering, the entrance hall provides useful space for coats and shoes, with doors leading through to the main reception room.

The dining room is a well-proportioned space with stairs rising to the first floor and provides an ideal setting for family meals and entertaining.

The bright and spacious living room features a focal fireplace and benefits from doors opening directly onto the rear garden, creating a pleasant connection between the indoor and outdoor living spaces.

The kitchen is fitted with a range of units and

incorporates an inset electric hob with splashback and extractor over, and an integrated microwave and oven. There is space for a dishwasher, under-counter fridge and freezer, as well as a washing machine. A door provides access to the side of the property.

The garage has been partly converted to provide additional useful accommodation, currently comprising a utility area and downstairs WC, while retaining storage space to the front of the garage.

To the first floor, the landing provides access to the loft and leads to three bedrooms and the family bathroom. The main bedroom benefits from useful wardrobe space/dressing area and a private en-suite shower room. Bedrooms two and three both feature built-in wardrobes, providing excellent storage.

The family bathroom serves the remaining bedrooms and completes the first-floor accommodation.

Outside, the property benefits from a well-established and enclosed rear garden, featuring multiple patio areas, lawn and a variety of plants and shrubs. Gated access leads to the front of the property. To the front, a driveway provides off-road parking.

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ADDITIONAL INFORMATION

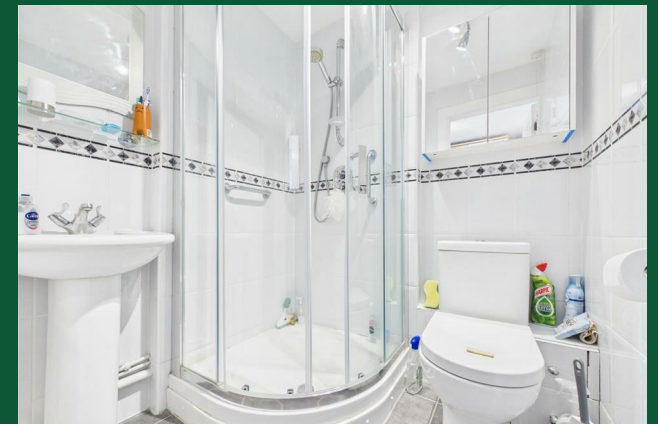
Local Authority – Buckinghamshire

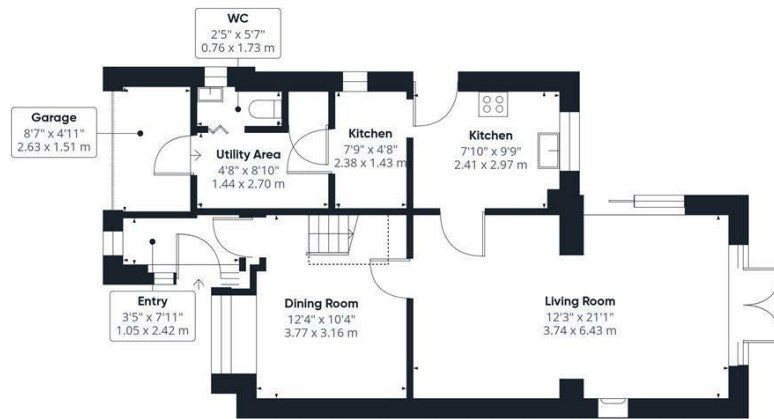
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1173.00 sq ft

Tenure – Freehold





Ground Floor



Floor 1

Approximate total area⁽¹⁾
1173 ft²
109 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		
(55-68) D	64	75
(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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