



47 Brill Road, Oakley - HP18 9QN

Guide Price £525,000

 **TIM RUSS**
& Company



47 Brill Road

Oakley, Aylesbury

- THIS HOME HAS SO MUCH TO OFFER. POTENTIAL POTENTIAL!! CREATE YOUR OWN DREAM HOME
- STUNNING LARGE PRIVATE GARDENS WITH RURAL VIEWS TO BOTH FRONT AND REAR
- LARGE SITTING ROOM WITH FIREPLACE
- A LARGE PRINCIPAL BEDROOM WHICH CURRENTLY ENJOYS A LARGE DRESSING ROOM (COULD BE THE THIRD BEDROOM)
- GARAGE AND DRIVEWAY PARKING FOR SEVERAL MOTOR VEHICLES
- CONSERVATORY WITH LOVELY VIEWS OVER THE REAR GARDEN
- HIGHLY REGARDED VILLAGE LOCATION
- OXFORD CITY CENTRE APPROXIMATELY 10 MILES AWAY



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Oakley, Aylesbury

This is a lovely family home that has so much to offer including potential to extend subject to planning. The current accommodation is both light and spacious.

The entrance hall leads to both the sitting room and the downstairs shower room. The sitting room has an attractive fireplace and a newly fitted picture window. From this space, there is access to both the conservatory and the kitchen. The kitchen is fitted with a range of fitted cabinets and a built in oven and hob. There is plenty of room for a breakfast table. The conservatory enjoys stunning views of the garden and allows access to the garage and the study via a clever link. This concludes the ground floor.

To the first floor there are currently two bedrooms, with the principal enjoying a spacious dressing room which perhaps could become the third bedroom. A well appointed family bathroom with both bath and separate shower completes this lovely home.

Outside

To the front is a substantial garden with beautifully planted shrubs, and a drive which provides parking for several motor vehicles. The Calor gas tank is discreetly placed behind a planted terrace. The rear garden is a joy. A beautifully interesting cottage garden with meandering pathways, seating areas, small pond, mature shrubs and specimen trees. What a gorgeous space to relax in.

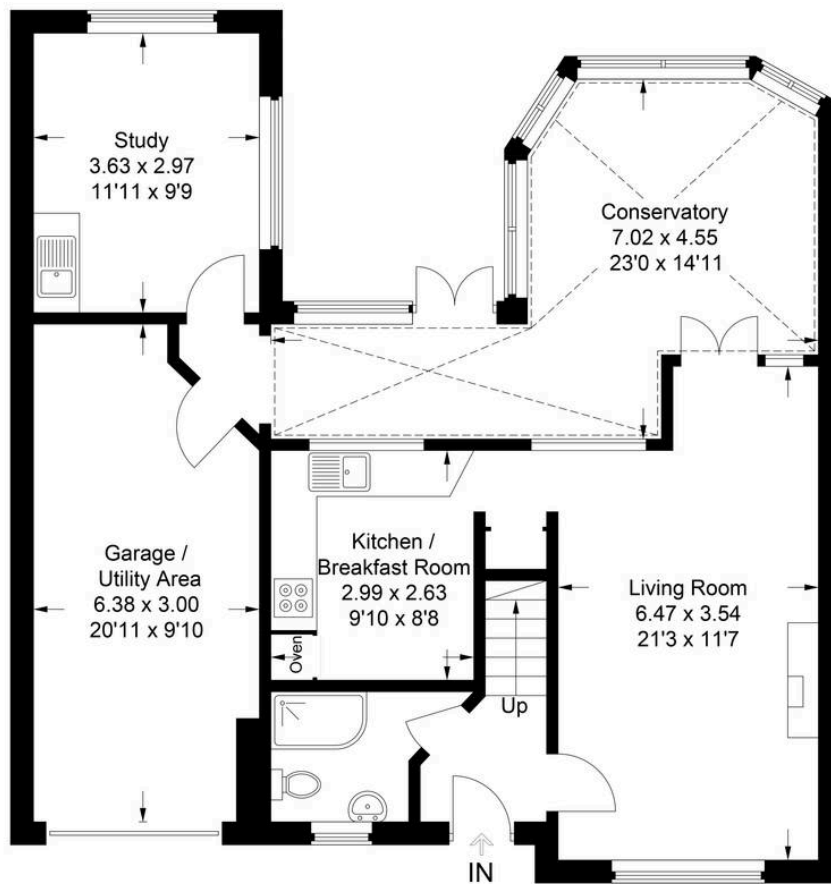
Council Tax band: C

Tenure: Freehold

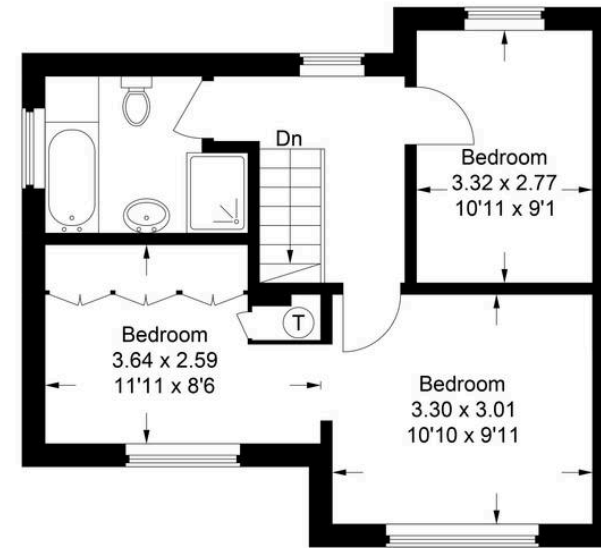
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





Ground Floor



First Floor

47 Brill Road

Approximate Gross Internal Area
 Ground Floor = 91.4 sq m / 984 sq ft
 First Floor = 39.3 sq m / 423 sq ft
 Total = 130.7 sq m / 1407 sq ft
 (Including Garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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