



Dalesford Road, Aylesbury
£465,000

 **TIM RUSS**
& Company



- Driveway parking providing off-road space for multiple vehicles
- Well-presented four-bedroom family home in a popular residential location
- Spacious and bright living room with ample natural light
- Generous rear garden, ideal for entertaining and family use
- Four well-proportioned bedrooms, perfect for families or home working
- Excellent transport links with easy access to Aylesbury town centre and mainline stations
- Conveniently located close to local schools, shops, and amenities
- Contemporary family bathroom with quality fixtures and fittings
- Fitted kitchen with integrated appliances and dining space
- Garage providing secure storage or additional parking

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- Council Tax band: D
 - Tenure: Freehold
 - EPC Energy Efficiency Rating:
 - EPC Environmental Impact Rating:

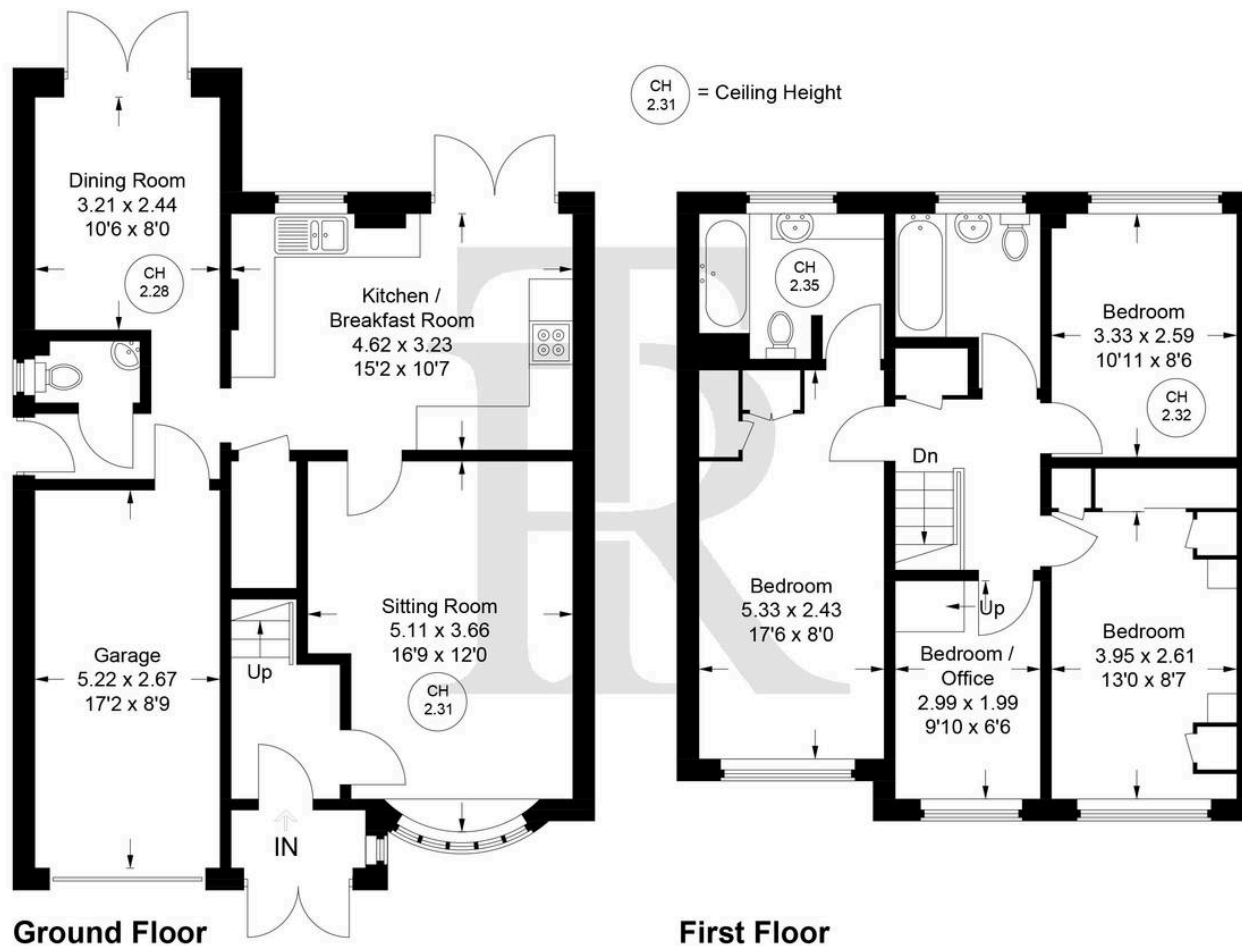


Elm Farm is well-connected for commuters, with Aylesbury Railway Station providing direct services to London Marylebone, while the A41 and A418 offer easy road links to the surrounding towns and motorways. Regular bus routes also make getting around simple and convenient. Families are well catered for, with an impressive selection of well-regarded schools, including a number of grammar schools serving the area. Parks, green spaces and countryside walks are never far away, offering plenty of opportunity to enjoy the outdoors. With its great transport links, strong schooling, and a welcoming community feel, Aylesbury continues to be a highly sought-after location for buyers and commuters alike.

This well-presented extended four-bedroom semi-detached house offers a wonderful opportunity for families seeking a spacious and versatile home in a popular residential location. The property features a bright and airy living room with attractive bay windows, allowing for an abundance of natural light throughout the day. Well-appointed kitchen offering generous cupboard storage and ample worktop space which also offers further dining/breakfast area, perfect for both every-day meals and entertaining guests. Each of the four bedrooms is generously proportioned, making them ideal for family living or creating a dedicated home office. The principal bedroom benefits from a stylish en-suite, while the contemporary family bathroom is fitted with quality fixtures and fittings. Additional features include a versatile layout that can be adapted to suit a variety of needs, excellent storage solutions, and a welcoming entrance hall. The property is conveniently situated close to local schools, shops, and amenities, with excellent transport links providing easy access to Aylesbury town centre and mainline stations, making it a superb choice for commuters.

Outside, the property boasts a generous rear garden that offers a safe and private environment for children to play, as well as ample space for outdoor dining and entertaining. The garden is mainly laid to lawn with well-maintained borders and a patio area, providing an ideal setting for summer barbeques or relaxing with family and friends. To the front of the house, a driveway provides off-road parking for multiple vehicles, complemented by a garage that offers secure storage or additional parking if required. The outdoor space is both practical and attractive, designed to meet the needs of a busy family lifestyle. The location benefits from a peaceful residential setting while remaining within easy reach of essential amenities and transport connections. This property combines comfortable living with excellent outside space, making it a desirable home for those looking to enjoy both convenience and a sense of community.:





Dalesford Road , HP21 9

Approximate Gross Internal Area
 Ground Floor = 69.7 sq m / 750 sq ft (Including Garage)
 First Floor = 58.1 sq m / 625 sq ft
 Total = 127.8 sq m / 1375 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Tim Russ and Company

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