



Oving Road | Whitchurch | Aylesbury | HP22 4ER

Asking Price £650,000



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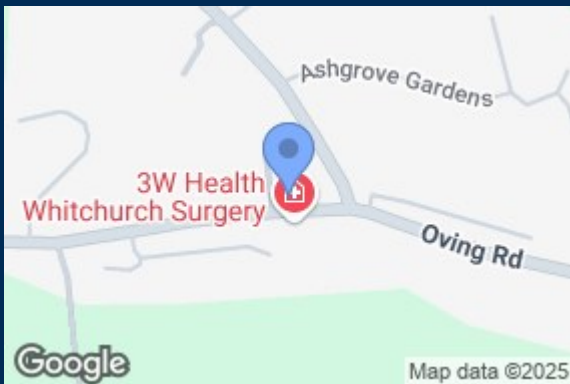
Situated in the sought-after village of Whitchurch, this well-presented three-bedroom detached bungalow offers generous living space on a substantial plot with double garage and no upper chain. The accommodation includes entrance hall, living room, dining room, kitchen/breakfast room, conservatory, three good size bedrooms, en-suite, family bathroom and the utility room. Enjoying a generous plot well set back from the road behind an attractive frontage, the property boasts excellent curb appeal, and a large private driveway leading to a double garage. The garden is a great size and mature with beautiful flower beds and a greenhouse/shed space. With no upper chain this rarely available bungalow is not to be missed.

- Extended three-bedroom detached bungalow in the popular village of Whitchurch.
- Spacious bright living room with large patio doors opening onto the front garden.
- Kitchen/breakfast room with adjoining utility room which has a door to the garden.
- Two further double bedrooms, perfect for family, guests or home office use.
- Attractive frontage with lawned garden, flower beds with roses and mature shrubs, and excellent curb appeal.
- Excellent size dining room and conservatory.
- Generous master bedroom with garden views, built-in wardrobes, en-suite, and direct access to the conservatory.
- Beautifully landscaped large rear garden with patio, flower beds, greenhouse and side plus rear access.









Approximate Gross Internal Area = 140.5 sq m / 1,513 sq ft  
Garage = 31.9 sq m / 343 sq ft  
Total = 172.4 sq m / 1,856 sq ft



Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	71		
	54		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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