



# Layco

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## Plantation Road

Leighton Buzzard

- Carport and parking
- Highly desirable location
- Beautiful gardens
- Downstairs cloakroom
- Close by to Rushmere and Stockgrove Country Parks
- Viewing recommended

Price £375,000 Subject To Contract

24 Parton Road, Aylesbury, Buckinghamshire, HP20 1NG  
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A charming two bedroom cottage built circa 30 years ago with wonderful gardens, carport and situated in one of the town's premier locations - Plantation Road. The home boasts two reception rooms, modern kitchen and downstairs cloakroom plus two double bedrooms and bathroom.

An internal viewing is highly recommended to fully appreciate this home. Cider Cottages is situated close by to Rushmere and Stockgrove Country Parks as well as being easily accessible to the town centre and main line train station to London Euston. The home has been significantly improved by the current owner to create a wonderful home with stunning gardens.

**Accommodation:**

**Kitchen:** Fitted with a modern range of floor and wall mounted units with worktops above and a sink and drainer unit. There is an integrated dishwasher, oven, microwave and gas hob, plus spaces for a fridge and freezer. Space for a breakfast table and chairs, window and door to the front aspect.

**Cloakroom:** Fitted with a WC and hand basin.

**Dining room:** With window to the side aspect, stairs to the first floor with under stairs storage cupboard and open plan through to the living room.

**Living room:** A light, double aspect room with gas fireplace, two windows to the side garden and double doors leading out to a patio area at the rear.

**Landing:** Access to a partially boarded loft with loft ladder.

**Bedroom one:** A double bedroom with window to the rear aspect and a large built in storage cupboard.

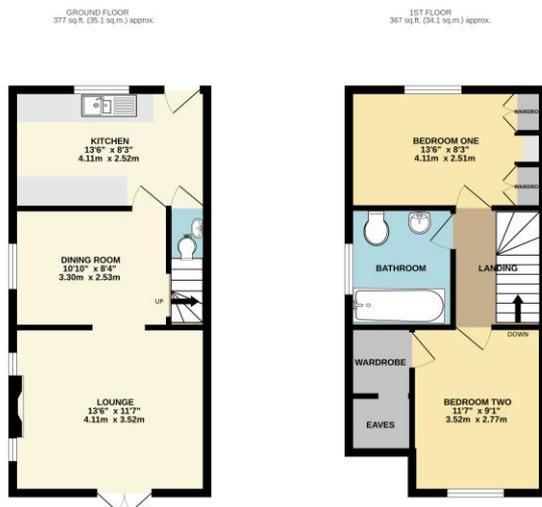
**Bedroom two:** A double bedroom with window to the front aspect and two fitted wardrobes.

**Bathroom:** Fitted with a white suite comprising; WC, hand basin with storage beneath and a bath with shower above. Partly tiled walls, window to the side aspect and extractor fan.

**Carport:** Of brick base construction, a covered area for off road parking.

**Gardens:** The home boasts wonderful gardens that wrap around the property. The garden is established with a variety of shrubs and flower beds and plenty of areas to sit and relax in the evenings. Large garden shed, green house, outside tap, outside sockets and gated access to the front.

**General:** Freehold, Central Bedfordshire Council, council tax band: C, EPC: C



TOTAL FLOOR AREA: 744 sq ft. (69.2 sq m.) approx.  
Measurements are taken to the internal face of the finished wall/brickwork. Measurements of floors, walls and any other areas are approximate and not guaranteed. There is no warranty, express or implied, for the accuracy of the measurements. The information is provided for your information only and should not be used as a basis for any financial or other transaction. The information is provided for your information only and should not be used as a basis for any financial or other transaction. The information is provided for your information only and should not be used as a basis for any financial or other transaction.

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