



43 Ebble Close, Aylesbury
Aylesbury

Brions

Guide Price £215,000



43 Ebble Close

Aylesbury, Aylesbury

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- SPACIOUS SPLIT LEVEL LAYOUT
- CLOSE TO HOSPITAL
- LARGE PRIVATE STORAGE CUPBOARD AND LOFT
- ROOF TERRACE & COURTYARD GARDEN
- LARGE PARKING AREA FOR RESIDENTS

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Aylesbury, Aylesbury

SPLIT-LEVEL MAISONETTE – ROOF TERRACE –
COURTYARD GARDEN – SPACIOUS LAYOUT.

Brion's Estate Agents are proud to present this spacious and unique split-level maisonette, ideally located to the south of Aylesbury, within walking distance of local amenities, schools (including Mandeville School catchment), and Stoke Mandeville Hospital.

Offering approximately 800 sq. ft. of internal living space arranged over two floors, this larger-than-average property boasts a private roof terrace, access to a communal courtyard-style garden, and residents' parking.

Accommodation comprises:

Entrance hall, generous lounge/diner, fitted kitchen, two double bedrooms, bathroom, and access to loft storage. The principal bedroom benefits from direct access to the roof terrace.

Further highlights include a private external storage cupboard and communal outdoor space perfect for families or professionals alike.

This individual property offers a rare combination of space, layout, and outdoor living internal viewing is highly recommended to fully appreciate what's on offer.





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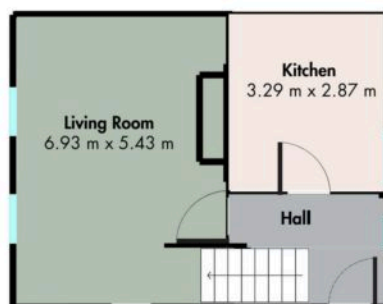
Aylesbury, Aylesbury

OUTDOOR SPACE

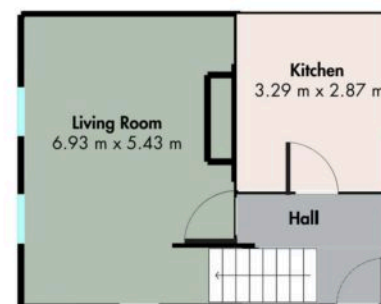
This property offers a mix of private and shared outdoor areas designed for practical everyday use:

- **Private Roof Terrace:** Accessed directly from the main bedroom, this terrace offers a useful outdoor space ideal for fresh air, drying laundry, or casual seating.
- **Shared Courtyard Garden:** A communal outdoor area at the rear of the property provides space for residents to enjoy some outside time. Low-maintenance and functional, it's suitable for a variety of uses.
- **Large Communal Car Park:** A generously sized residents' car park ensures convenient parking for both occupants and visitors.

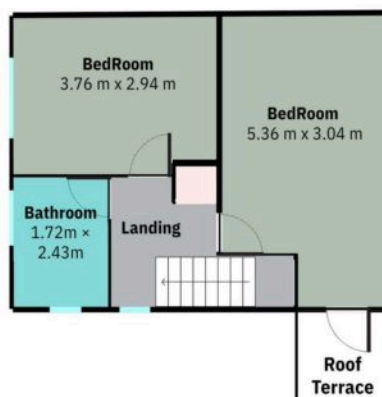




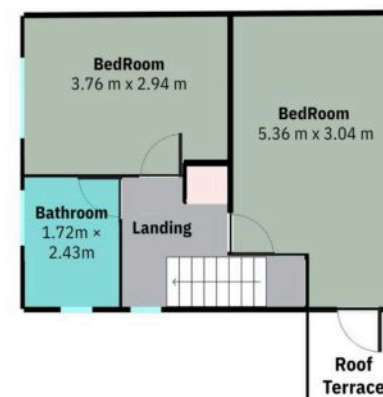
Total rooms area: 37.2 sq m
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
FOR ILLUSTRATIVE PURPOSES ONLY.



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Total rooms area: 36.1 sq m
Total area: 36.6 sq m
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