



## 44 Nicholas Charles Crescent, Aylesbury, Buckinghamshire, HP18 0GU

An outstanding 4 / 5 bed town house offered for sale in superb condition and within a few minutes walk of the new Railway Station







44 Nicholas Charles  
Crescent, Aylesbury  
HP18 0GU

Offers in the region of  
£400,000

## Overview

- Large town house in superb condition
- Close to mainline Railway Station
- Double glazing & Gas heating
- Reception hall & Cloakroom
- Large open plan Kitchen / Diner
- Family room
- First floor Drawing room with balcony
- Master bed & Luxury en suite
- Three further large bedrooms
- Study / Bedroom 5
- Two Luxury bathrooms
- Bed 2 & Bed 4 with Balcony
- Enclosed Front Gardens
- Private Rear Gardens
- Garage & Private Parking
- Call now for full details





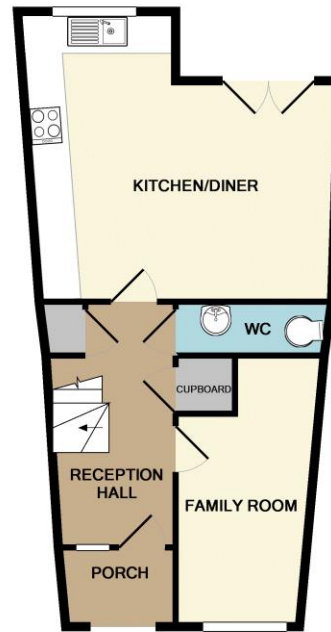




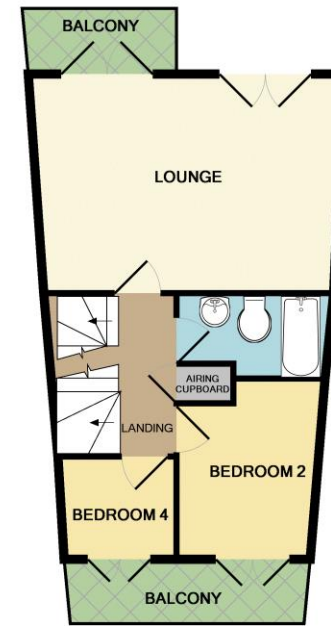
26 Temple Street, Aylesbury,  
Buckinghamshire, HP20 2RQ  
T: 01296 422171  
E: aylesbury@martinkemps.com

55 North Street, Thame,  
Oxfordshire, OX9 3BH  
T: 01844 260909  
E: thame@martinkemps.com

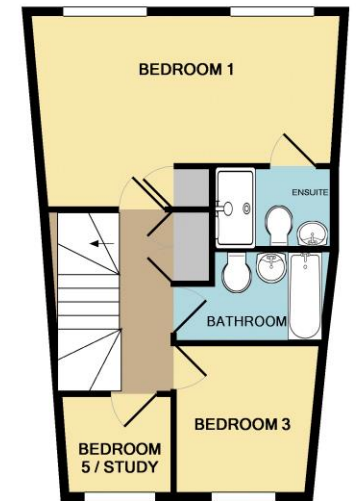
[www.martinkemps.com](http://www.martinkemps.com)



GROUND FLOOR

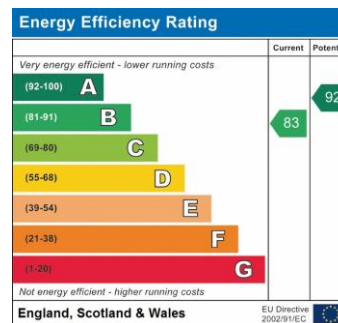


1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2017



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. M822