360 properties









45 Ashgrove Gardens, Whitchurch, Aylesbury, HP22 4JN

Situated within the popular village of Whitchurch, this spacious three bedroom family home occupies a generous plot with a particularly impressive private south facing rear garden.

Offering approximately 1,130 sq ft of accommodation, the property provides well proportioned living space alongside considerable potential for further extension, subject to the necessary planning permission.

The ground floor centres around a generous 17ft dual aspect lounge, providing plenty of natural light and opening directly into the conservatory. The conservatory overlooks the rear garden and provides an additional reception space with French doors opening onto the patio.

The 14ft kitchen provides ample space for dining and is complemented by a separate utility room. A ground floor shower room completes the downstairs accommodation.

Upstairs there are three bedrooms, including an impressive main bedroom measuring approximately 17ft, together with a Jack and Jill ensuite.

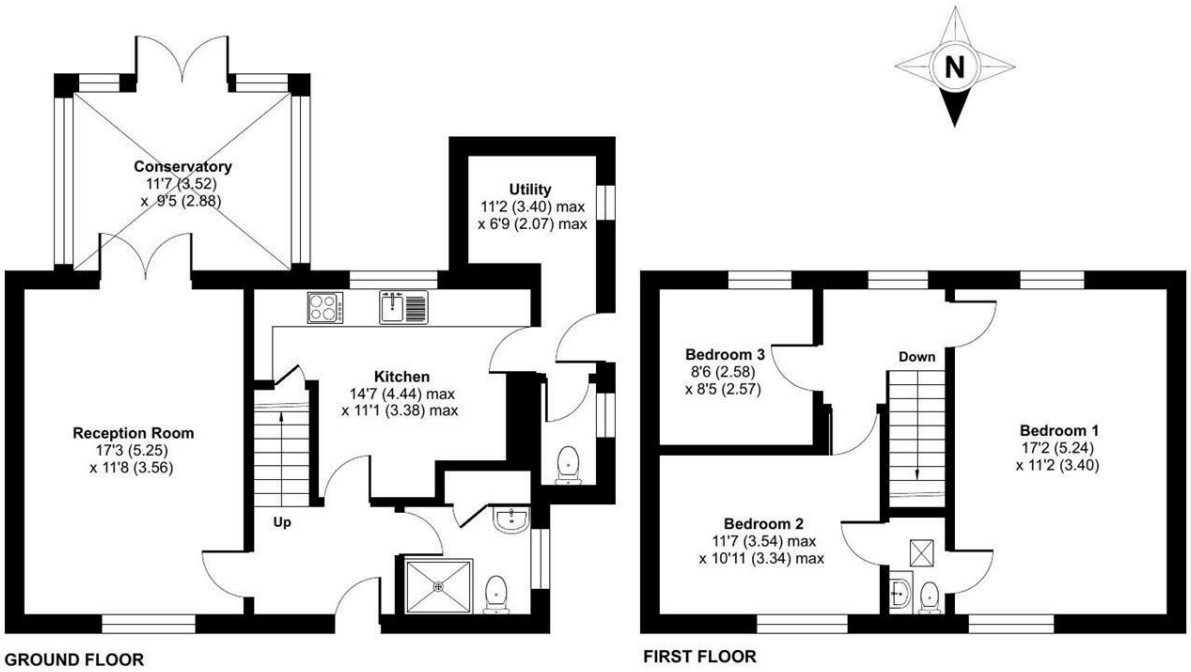
- Large Private South Facing Rear Garden
- Popular Village Location
- 17ft Dual Aspect Lounge
- Conservatory
- Potential to Extend STPP
- Oil Central Heating

£400,000

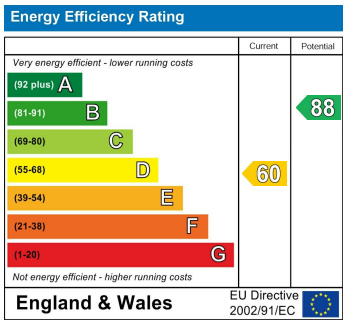
Ashgrove Gardens, Whitchurch, Aylesbury, HP22

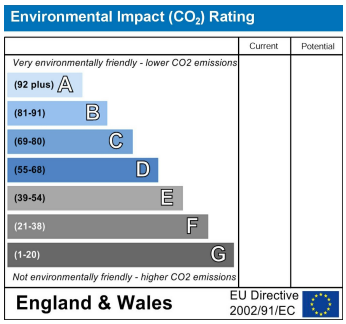
Approximate Area = 1130 sq ft / 104.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Keller Williams (360 Properties). REF: 1521935





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