



**Northumberland Avenue, Aylesbury, Buckinghamshire, HP21 7HJ**



**Christopher Pallet**

Professional advice since 1973



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Aylesbury,  
Buckinghamshire,  
HP21 7HJ**

**Guide Price £675,000 Freehold**

Christopher Pallet have been favoured with the instructions to offer this detached family home to the market. Situated on the south side of Aylesbury close to local the grammar schools and a short walk from local shops. This home comes to the market with no upper chain.

The accommodation comprises, entrance hall, cloakroom, sitting room, conservatory, dining room, kitchen, three bedrooms, bathroom, separate cloakroom, gardens, garage with utility room.

Northumberland Avenue is located within easy reach of Aylesbury town centre, where a wide range of shopping and recreational facilities are available. The property is within walking distance of local secondary schools, the town centre and mainline train station. There is also a reliable train service in to London, Marylebone with the journey on the popular Chiltern Line in just under an hour. There are strong road links with access to the M25 via the A41 dual carriageway.







A three bedroom detached home on a large plot offering potential to extend STP

#### **On The Ground floor**

Double glazed doors lead to the entrance porch which opens to the hallway. A light and spacious room with stairs to the first floor and doors to all ground floor rooms. There is a cloakroom on the right and the sitting room to the left. This room has triple aspects with a fireplace and double doors opening to the double glazed conservatory. The dining room has a window over looking the rear garden and a door to the kitchen. The kitchen has a range of both floor standing and eye level cupboards providing storage with worktops over and space for appliances. There is a window to the rear and a door to the side passage.

#### **On The First Floor**

The first floor landing provides access to all first floor rooms, storage cupboards and a feature Porthole window to front. The three bedrooms are all double rooms. There is a shower room with the airing cupboard and finally a separate cloakroom completes the first floor accommodation.

#### **Outside**

The garden to the rear is in excess of 145 ft with a patio area abutting the property which then leads to a large lawn area backing on to the school playing field. A covered side access to the front and access to the garage and a utility area. The front garden is landscaped with a brick retaining wall to the front boundary and driveway parking to the side.



## Directions

Leave Aylesbury on the A413 Wendover road, turning left into Bedgrove, take the first left into Turnfurlong Lane then second right into Westmorland Avenue. First left into Northumberland Avenue and the property is on the left hand side. Council Tax Band F

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing and Contact Details

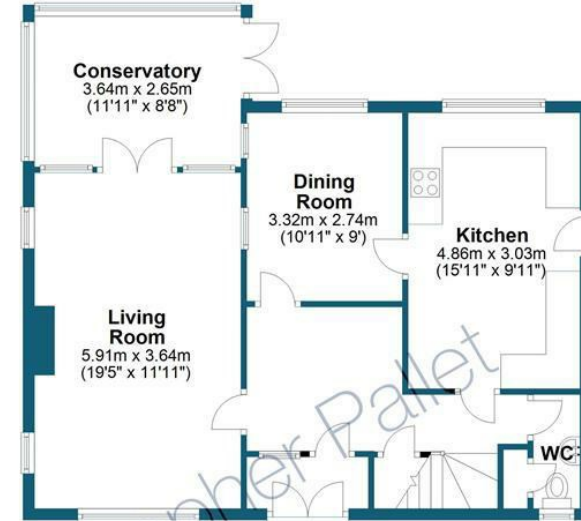


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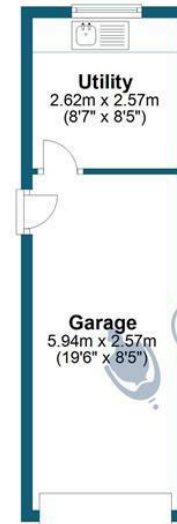
wendover@christopherpallet.com  
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### Ground Floor

Approx. 73.1 sq. metres (786.7 sq. feet)

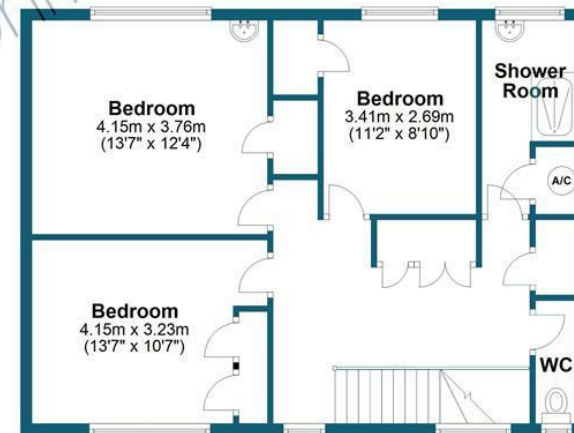


(Not in position)



### First Floor

Approx. 68.1 sq. metres (733.6 sq. feet)



Total area: approx. 141.2 sq. metres (1520.2 sq. feet)  
For illustration purposes only - not to scale



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