



CROMWELL AVENUE, AYLESBURY, BUCKINGHAMSHIRE

£300,000
FREEHOLD

This two bedroom house is ideally located in a central area, just a short walk from the town centre, train station, and local schools. The property features a bright and spacious living room, kitchen/diner, two double bedrooms, and a modern bathroom. The generous garden provides a private outdoor space, ideal for relaxation and recreation. With its convenient location and comfortable living spaces, this home is perfect for families or professionals seeking both practicality and comfort.



CROMWELL AVENUE

• EXCELLENT LOCATION • SPACIOUS MID TERRACED HOUSE • GENEROUS SIZE REAR GARDEN • WALKING DISTANCE TO TOWN AND STATION • TWO DOUBLE BEDROOMS • 1930'S PROPERTY • BAY FRONTED LIVING ROOM • UPVC DOUBLE GLAZED/ GAS TO RADIATOR CENTRAL HEATING



LOCATION

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station (Marylebone 1 hour). Aylesbury is particularly well served by three of the area's top performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed). Inspired by the rolling Chiltern Hills, the Aylesbury Waterside Theatre provides an entertaining evening out at the heart of the Canalside and beautiful outdoor purpose-built restaurant and entertainment. Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41 leading towards London/M25.

ACCOMMODATION

As you enter the property, you're greeted by a welcoming hallway that leads to the living room. The bright living room features a bay window, allowing natural light to flood the space, creating a warm and inviting atmosphere.

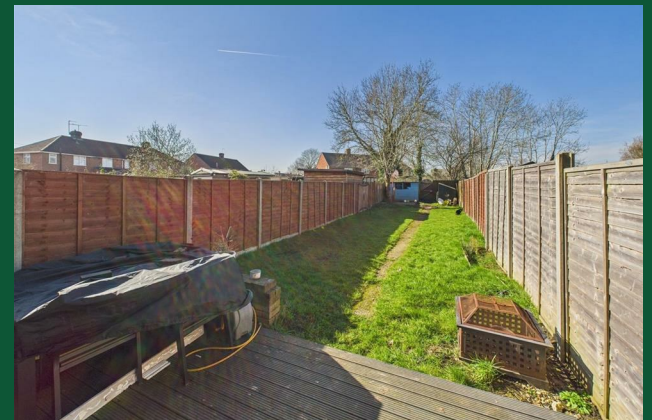
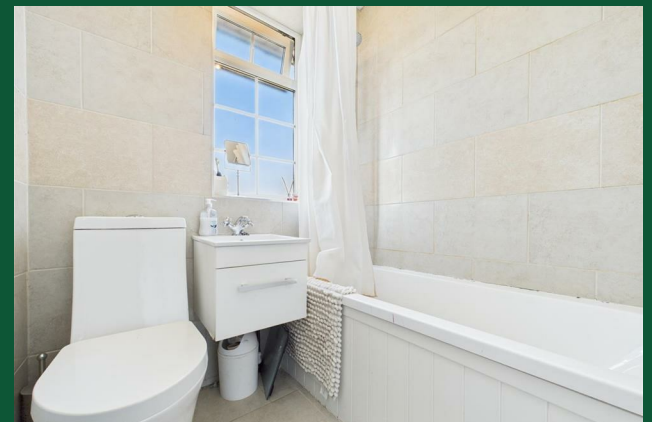
The spacious kitchen/diner is perfect for both cooking and socializing. The kitchen is fitted modern units, space for appliances and ample storage. A door opens to the generous garden.

The property boasts two double bedrooms, both of which are generously sized and filled with natural light. Each room provides plenty of space for a large bed and additional furniture.

The family bathroom is modern and features a bathtub with shower, a washbasin, heated towel rail and a WC.

One of the standout features of this property is the generous garden. The garden is both private and spacious, offering endless possibilities for use.

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Ground Floor



Floor 1

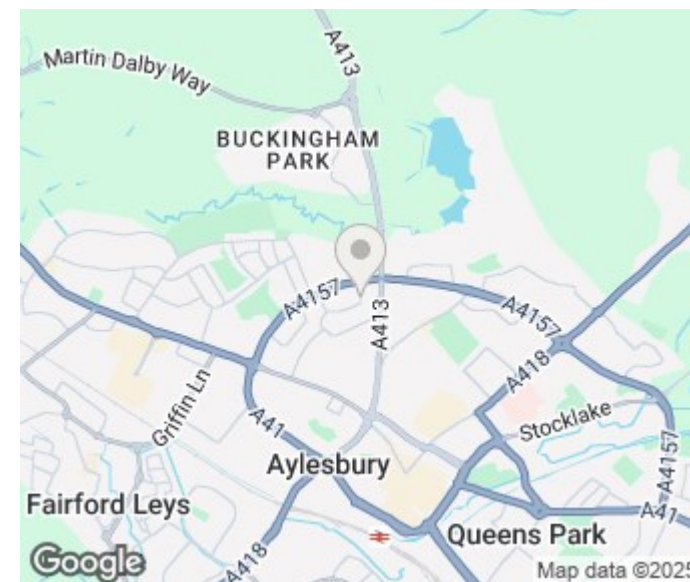
Approximate total area¹
616.45 ft²
57.27 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk

