Churchill Avenue
Aylesbury

- Semi detached
- Two double bedrooms
- Driveway parking for several vehicles
- Modern bathroom
- Conservatory
- Dual aspect living room

Price £325,000 Subject To Contract

Layco Properties are pleased to present this extended and spacious two double-bedroom, semi detached home, occupying a generous plot with excellent potential for further extension (subject to planning permissions). The property is ideal for buyers seeking a home with space, flexibility, and future development opportunities.
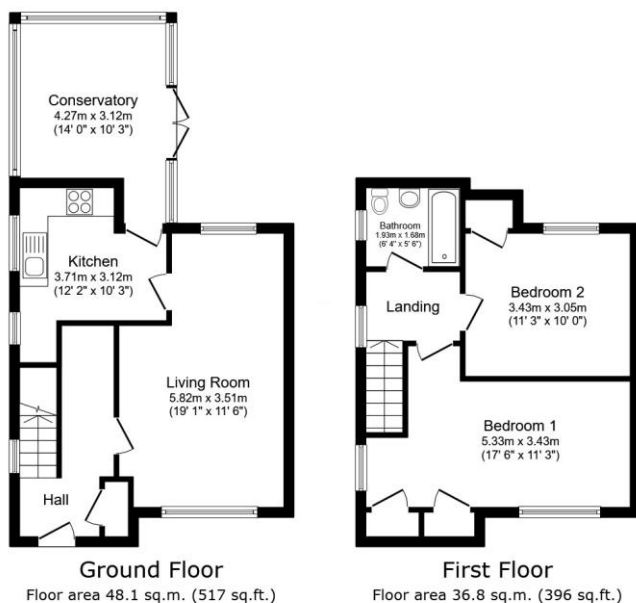
The ground floor accommodation comprises an entrance hallway with storage and stairs to the first floor, leading through to a well proportioned dual aspect lounge/diner, offering plenty of natural light. The fitted kitchen provides ample workspace and storage and opens into a brick-built UPVC double-glazed conservatory, which in turn leads out to the rear garden.

Upstairs, the property offers a large dual aspect master bedroom with built-in storage, a second double bedroom, and a traditional white bathroom suite comprising a panelled bath, wash hand basin, and WC.

Externally, the South facing rear garden is fully enclosed and features a patio area with raised planting beds, making it ideal for outdoor enjoyment. To the front and side of the property is extensive off road parking for multiple vehicles.

Early viewing is strongly recommended to fully appreciate the space, plot size, and potential this property has to offer.

General: Buckinghamshire council, freehold, gas central heating, council tax band: C, EPC: D

Ground Floor

Conservatory
4.27m x 3.12m
(14' 0" x 10' 3")

Kitchen
3.71m x 3.12m
(12' 2" x 10' 3")

Living Room
5.82m x 3.51m
(19' 1" x 11' 6")

Hall

Ground Floor
Floor area 48.1 sq.m. (517 sq.ft.)

First Floor

Bathroom
1.93m x 1.68m
(6' 4" x 5' 6")

Landing

Bedroom 2
3.43m x 3.05m
(11' 3" x 10' 0")

Bedroom 1
5.33m x 3.43m
(17' 6" x 11' 3")

First Floor
Floor area 36.8 sq.m. (396 sq.ft.)

Total floor area: 84.8 sq.m. (913 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io