





The Dinton. Eighth Avenue. Aylesbury. HP197BU

£345,000

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***\*\*\*Special Offer\*\*\* Reserve your home through Bucks Property and receive a £500 John Lewis voucher on completion - the perfect way to celebrate your move and make your new house feel like home.***

*Property Description:*

*The Dinton is a beautifully designed two bedroom, two storey home offering 767 square feet of smart, light filled living space. On the ground floor, you will find a stylish kitchen and dining area with patio doors opening directly onto the private garden — perfect for morning coffee, summer drinks or alfresco dinners. A separate lounge gives you a cosy space to relax and unwind, while a guest toilet adds everyday convenience.*

*Upstairs, two generous bedrooms and a sleek modern bathroom provide comfort and flexibility, making The Dinton ideal for first time buyers, young couples or downsizers looking for style, efficiency and low maintenance living.*

*The Development:*

*Eighth Avenue is one of Aylesbury's most exciting new addresses — a thoughtfully planned community of homes surrounded by landscaped gardens, open green spaces and a children's playground. Just a fifteen minute walk from Aylesbury station, with direct trains to London Marylebone in just over one hour, this is a location that balances relaxed suburban living with fantastic town and city connections.*

*From excellent schools to local shops, gyms and healthcare, Eighth Avenue puts you right where you want to be — and every home comes future ready with smart technology, sustainable heating and a ten year Buildzone warranty.*

*Nearby Attractions:*

- Friars Square Shopping Centre — 0.6 miles
- Aylesbury Station — 0.5 miles
- PureGym Aylesbury — 1.2 miles
- Nuffield Health Fitness and Wellbeing Gym — 0.6 miles
- Aylesbury Waterside Theatre — 0.7 miles
- Queens Park and Grand Union Canal — 1.0 mile

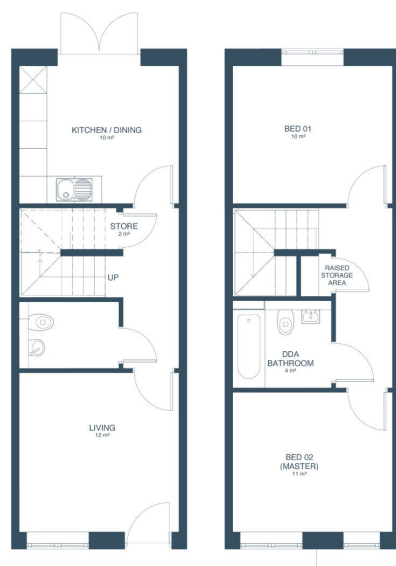
*What We Love:*

*We love the flow of The Dinton — the way the kitchen and dining area opens straight onto the garden through patio doors, creating the perfect indoor outdoor vibe. The separate lounge is a cosy space to relax, and the two generous bedrooms upstairs offer flexibility for guests, work or hobbies. With smart home tech, low maintenance living and a brilliant community setting, The Dinton is the perfect starter home or downsize move.*





- 767SQFT of beautifully designed living space.
- Stylish kitchen and dining area with patio doors to the garden.
- Ground floor guest toilet.
- Smart Daikin air source heat pump with mobile app control.
- Ten year Buildzone warranty for complete peace of mind.
- Two generous bedrooms and one modern bathroom.
- Separate lounge for cosy evenings.
- One allocated parking space.
- Electric vehicle charging point available.
- Future ready smart technology and sustainable heating systems.



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