



Sanders Lane. Aylesbury. HP21 8UH

£345,000

🛏 2 🪑 2 🛋 2



*****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:

This property is a beautifully designed, brand-new two bedroom, two storey home offering 767 SQFT 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

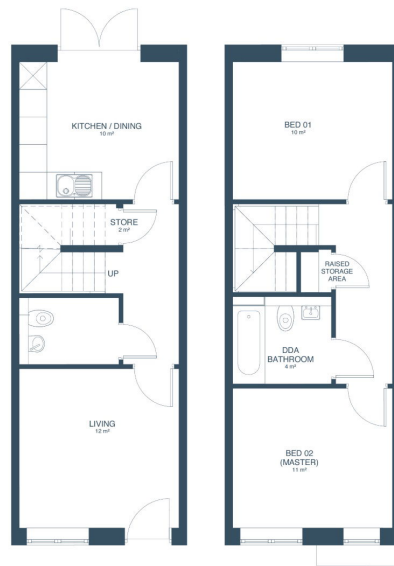
What We Love:

We love the flow of this new-build home - 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.

Please Note:

This home is still under construction - and is not yet ready for external photography. You will see an artists impression - but, to see the real things, drop us a line today!





- 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.

