








Plot 55. Eighth Avenue. Aylesbury. HP197BU

£425,000

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#### Property Description:

*This is a beautifully designed three bedroom, three storey townhouse offering 1,390 square feet of stylish and light filled living space. The ground floor features a sleek open plan kitchen and dining area with double doors leading to a private garden, perfect for family meals, summer drinks or peaceful mornings. A separate living room provides a cosy retreat, while a guest toilet and utility area add everyday convenience.*

*On the first floor, you will find two generous bedrooms, a modern family bathroom and a dedicated study, ideal for working from home or creative projects. The top floor is the highlight - a stunning master suite with its own ensuite and a spectacular apex feature window, filling the room with natural light and creating a real wow factor.*

*With smart home technology, beautiful finishes and thoughtful design throughout, This property is a home that offers both comfort and style.*

#### The Development:

*Eighth Avenue is one of Aylesbury's most exciting new addresses - a thoughtfully planned community of homes set among landscaped gardens, open spaces and a children's playground. Located just a fifteen minute walk from Aylesbury station, with direct trains to London Marylebone in just over one hour, it offers the perfect balance of town convenience and relaxed suburban living.*

*Families will appreciate the excellent local schools, while professionals will love the easy transport links, the buzzing local scene and the future ready technology that comes as standard in every home.*

#### 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 way light pours through the apex window in the master suite, creating a truly special place to relax and unwind. The double doors from the kitchen to the garden bring the outside in, making it perfect for entertaining or enjoying family time. The first floor study offers a bright and quiet space for working from home, and the buzzing Eighth Avenue community has a friendly, welcoming feel. With smart technology, beautiful design and an unbeatable location, This home offers the perfect mix of space, style and future ready living.*





- 1,390 SQFT across three beautifully designed floors.
- Three generous bedrooms including a stunning top floor master suite.
- Large apex feature window filling the master bedroom with light.
- Open plan kitchen and dining area with double doors to the garden.
- Separate living room for cosy evenings.
- First floor study, perfect for working from home.
- Sleek family bathroom, ensuite and guest toilet.
- Two allocated parking spaces with electric vehicle charging point.
- Smart Daikin air source heat pump with mobile app control.
- Ten year Buildzone warranty for complete peace of mind.

