



The Chearsley. Eighth Avenue. Aylesbury. HP197BU

£415,000

3 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:

The Cheersley is a beautifully designed three bedroom, two storey home offering 1242 square feet of stylish, light filled living space. The ground floor features an open plan kitchen and dining area, perfect for family meals and entertaining, with sleek finishes and French doors leading to the private garden. A separate living room offers a cosy spot to relax, and a guest WC adds everyday convenience.

Upstairs, you will find two generous double bedrooms, a third bedroom ideal for a child's room or home office, and a modern family bathroom. With smart home technology, thoughtful design and a focus on comfort and practicality, The Cheersley is perfect for first time buyers, young families or downsizers looking for style and flexibility.

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, buzzing local scene and future ready technology that comes as standard in every home.

Development Highlights:

*Beautifully landscaped communal gardens and children's play area.
Direct rail links to London in just over one hour.
Excellent road connections via the A41, M40 and M1.
Allocated parking with electric vehicle charging points.
Ten year Buildzone warranty on every home.
Future ready smart technology and sustainable heating systems.*

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 flexible layout of The Cheersley, with its open plan kitchen and dining space that opens straight onto the garden, perfect for easy family living and entertaining. The third bedroom offers versatility as a nursery, guest room or home office, and the separate lounge provides a cosy space to relax. With smart technology, two parking spaces and a brilliant location in the heart of a friendly new community, The Cheersley offers fantastic value and a wonderful place to call home.





- 962SQFT of beautifully designed living space.
- Open plan kitchen and dining area with doors to the private garden.
- Ground floor guest WC and upstairs family bathroom.
- Smart Daikin air source heat pump with mobile app control.
- Fifteen minute walk to Aylesbury station for direct trains to London.
- Three bedrooms across two light filled floors
- Separate living room for cosy evenings.
- Two allocated parking spaces with electric vehicle charging point.
- Ten year Buildzone warranty for complete peace of mind.
- Surrounded by top rated schools, hospitals and healthcare centres.



bucksproperty.co.uk



1 Meadow Cottages | Little Kingshill | Great Missenden | Buckinghamshire | HP16 0DX
t. 07780 755590 | e. sales@bucksproperty.co.uk
Bucks Property Services Ltd Registered Number: 14869929

rightmove

B+hive

PRS

Inventory Hive

OnTheMarket