



**Connells**

Argyle Avenue  
Aylesbury





## Property Description

CONNELLS are happy to bring to the market this THREE bedroom terraced house, located on the north side of Aylesbury town centre just off the A41 and close to the new Aylesbury Parkway railway station linking with London Marylebone. The area has a wealth of facilities locally including a Tesco Express, Doctors surgery and a large sports ground and community centre. Primary – Thomas Hickman & Secondary – Aylesbury Vale Academy Aylesbury Grammar Schools.

The property comprises of a spacious entrance hall with carpet underfoot and stairs leading to the first floor, with a storage cupboard underneath. The lounge/dining room provides ample space for a family size dining table aswell as sofas/living room furniture, with patio doors leading to the rear garden.

The bright kitchen fitted with a gas hob and electric oven, and offers space for fridge/freezer, dishwasher and washing machine. On the first floor there are three good size bedrooms, the master with additional storage cupboards, all rooms have access to the family bathroom which comes with a bath/mixer and has a separate shower cubicle.

The rear garden has laid lawn and patio and is enclosed by fencing. Property also comes with driveway parking.

Calls CONNELLS to arrange a viewing!

## Lounge

10' x 19' 8" ( 3.05m x 5.99m )

Window to rear

French doors to rear

Carpet underfoot

Radiator

## Entrance Hall

Door to Front

Carpet underfoot

## Kitchen

10' 9" x 9' 8" ( 3.28m x 2.95m )

Window to rear

Wall & base units

gas hob & electric oven

Part tiling

Sink/drain

Space for FF,WM & DW

## Utility Room

9' 9" x 6' 4" ( 2.97m x 1.93m )

Window to rear

Carpet underfoot

Understairs cupboard

radiator

## Landing

Airing cupboard

Loft access

Carpet underfoot

Enclosed fencing

## Bedroom One

11' 9" max x 10' 7" max ( 3.58m max x 3.23m max )

Window to rear

Carpet underfoot

Radiator

Storage cupboard

## Bedroom Two

12' 7" max x 8' 9" max ( 3.84m max x 2.67m max )

Window to rear

Radiator

Carpet underfoot

## Bedroom Three

10' 7" x 6' 4" ( 3.23m x 1.93m )

Window to front

radiator

carpet underfoot

## Bathroom

Window to rear

Vinyl floor

WC, WHB

Separate shower cubicle

Bath/mixer

Part tiling

radiator

ex fan

## Rear Garden

Patio

Laid lawn



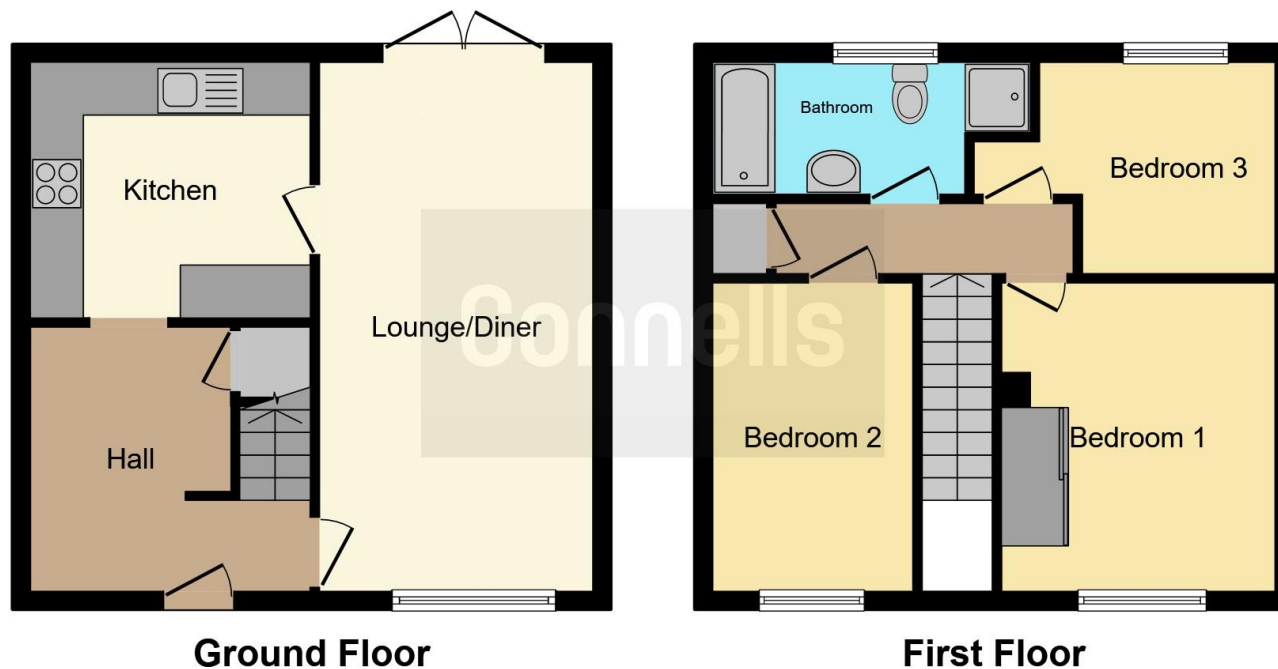












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

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