



Connells

Rose Avenue
Aylesbury



Property Description

This charming two-bedroom 1930s mid-terraced home is ideally positioned within a well-connected and family-friendly area of Aylesbury, offering a wonderful blend of period character and modern convenience.

Upon entering, you are welcomed by an inviting entrance hall that leads into the bright and airy front-aspect lounge, beautifully enhanced by a large bay window that floods the room with natural light. A standout feature of this space is the attractive feature fireplace, adding warmth and charm. Continuing through, the property opens into a spacious kitchen/diner, thoughtfully renovated in 2018. The kitchen also benefits from an understairs storage cupboard and enjoys direct access to the rear garden via patio doors, creating an ideal setting for indoor-outdoor living.

To the first floor, the home offers two generously sized double bedrooms, with the master bedroom further enhanced by two built-in wardrobes. Both rooms are served by a stylish and modern family bathroom, updated in 2019.

Externally, the property boasts a private, enclosed rear garden, featuring laid lawn and sandstone patio-perfect for relaxing or entertaining. This delightful home presents an excellent opportunity for first-time buyers, small families, or those seeking a well-located and characterful property in Aylesbury.

Entrance Hall

Door to front
Laminate underfoot
Radiator

Lounge

13' 3" x 11' 3" (4.04m x 3.43m)
Bay window to front
Shutters on windows
Wood effect flooring
Feature fireplace
Radiator

Kitchen

14' 4" x 10' 7" (4.37m x 3.23m)
Door to rear
Window to rear
Understairs cupboard
Wood effect flooring
Wall and base units
Part tiling
Electric hob and oven
Space for washing machine
Sunken basin sink

Landing

Carpet underfoot
Loft access

Bedroom One

11' 6" x 9' 9" (3.51m x 2.97m)

Window to front
Hardwood flooring
Radiator
Two built in wardrobes

Bedroom Two

11' 6" x 8' 6" (3.51m x 2.59m)

Window to rear
Carpet underfoot
Radiator

Bathroom

Window to rear
Tiled
WC
Wash hand basin
Bath/mixer with shower
Tiling underfoot

Front Garden

Shingle driveway

Rear Garden

Sandstone patio
Laid lawn
Enclosed fencing
Rear driveway with double gates leading to access road

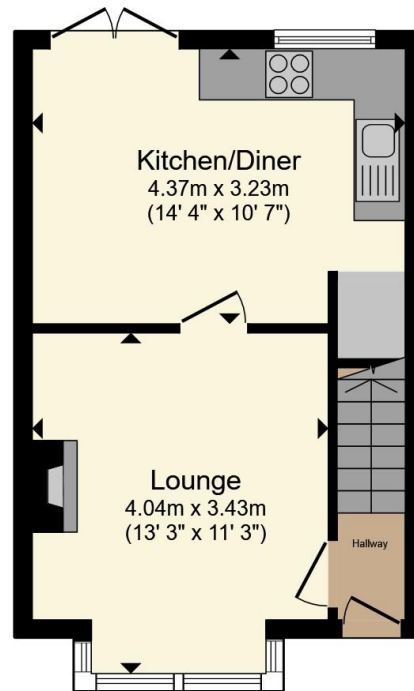
Parking

Driveway

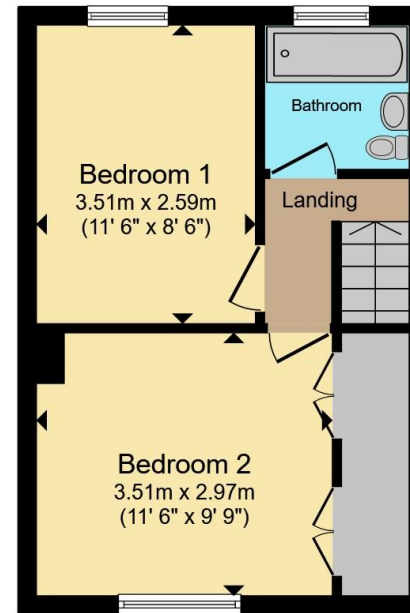








Ground Floor



First Floor

Total floor area 59.8 m² (644 sq.ft.) approx

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.propertybox.io

Connells

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2 Temple Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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