



Connells

Rose Avenue  
Aylesbury



# Rose Avenue Aylesbury HP19 9NW

for sale offers in excess of  
**£300,000**



## 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



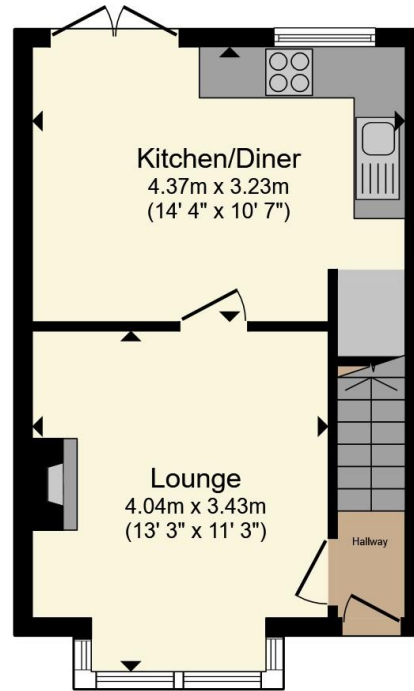




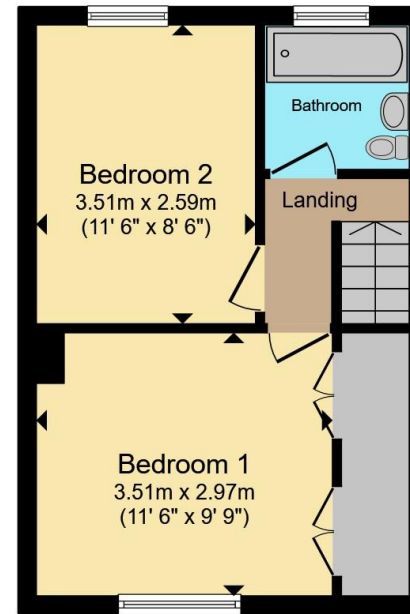








**Ground Floor**



**First Floor**

Total floor area 59.8 m<sup>2</sup> (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](http://www.propertybox.io)

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

Tenure: Freehold

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