



**Quarrendon Avenue, Aylesbury HP19 9JR**



**welcome to**

## **Quarrendon Avenue, Aylesbury**

A well-presented three bedroom terraced family home being situated on Quarrendon Avenue opposite a green and within a few minutes' walk of a larger green space with a children's play area and walks along the River Thames. The property features entrance hall, living room, kitchen/diner to the rear of the property, conservatory with double doors opening onto the rear garden, three well-proportioned bedrooms, refitted bathroom. Outside the property has a generous sized rear garden with garage to the rear accessed via a rear service road, the property also benefits gravelled driveway parking to the front. Viewing highly recommended.



## Accommodation Comprises

### Entrance Hall

### Lounge

12' 5" x 13' 10" max ( 3.78m x 4.22m max )

### Kitchen

8' x 11' 8" ( 2.44m x 3.56m )

### Dining Area

7' 11" x 5' 9" ( 2.41m x 1.75m )

### Conservatory

6' 1" x 12' 9" ( 1.85m x 3.89m )

### Landing & First Floor

### Bedroom One

11' 4" x 10' 1" ( 3.45m x 3.07m )

### Bedroom Two

11' x 10' 5" ( 3.35m x 3.17m )

### Bedroom Three

8' 4" x 8' ( 2.54m x 2.44m )

### Bathroom

### Outside

### Rear Garden

### Driveway & Garage



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)



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## Quarrendon Avenue, Aylesbury

- THREE BEDROOM TERRACED FAMILY HOME
- DRIVEWAY & GARAGING
- LOUNGE & KITCHEN/DINING ROOM
- REFITTED BATHROOM
- GOOD SIZE REAR GARDEN
- MUST BE VIEWED

Tenure: Freehold EPC Rating: D

**£350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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