



**Avalon Street, Aylesbury HP18 0GS**



**welcome to**

## **Avalon Street, Aylesbury**

Brown & Merry are pleased to offer for sale this well presented three-bedroom family home being situated within the popular Exemplar Park development, close to local parks and Aylesbury Vale Parkway Railway Station. The property features double glazing, gas heating system with radiators, entrance hall, cloakroom, living room, fitted kitchen/dining room, master bedroom with en-suite, two further bedrooms, bathroom, enclosed rear garden, garage and parking. Internal viewing is highly recommended.



## Accommodation Comprises

Entrance Hall

Cloakroom

Living Room

Kitchen/Dining Room

First Floor & Landing

Bedroom One

En-Suite

Bedroom Two

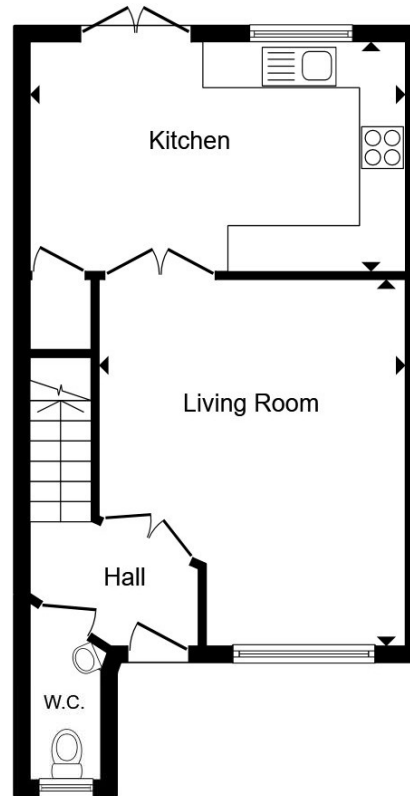
Bedroom Three

Bathroom

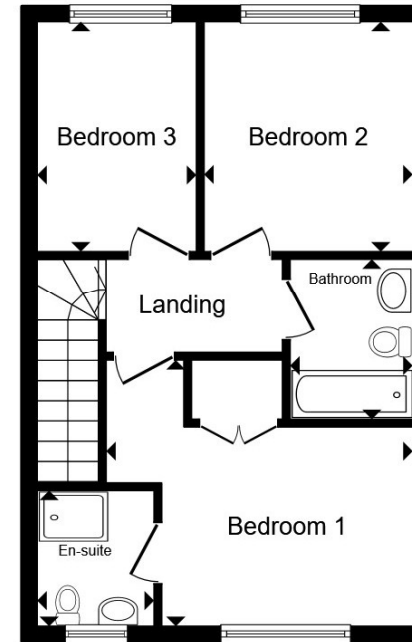
Outside

Rear Garden

Garage



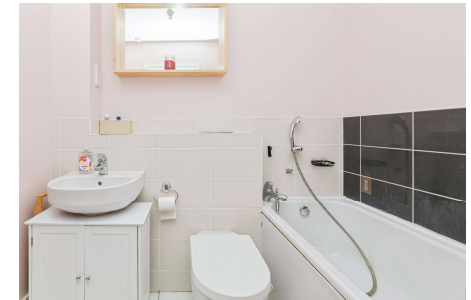
**Ground Floor**



**First Floor**

Total floor area 79.1 m<sup>2</sup> (851 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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## Avalon Street, Aylesbury

- POPULAR EXEMPLER PARK
- THREE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- CLOAKROOM & BATHROOM
- LIVING ROOM & KITCHEN/DINING ROOM
- GARAGE & PARKING
- CHAIN FREE
- MUST BE VIEWED

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

# £365,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
AYL115668 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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