

Connells

Avalon Street Aylesbury

# Avalon Street Aylesbury HP18 0WH







# **Property Description**

Connells are pleased to bring this well-presented four bedroom town house to the market that is situated on the popular Berryfields area of Aylesbury. Accommodation consists of two reception rooms, four/five bedrooms as well as a modern family kitchen and bathroom. The property benefits from an en-suite to the master bedroom, a downstairs WC, garage with power & light, allocated parking and a sunny aspect landscaped rear garden accessed via Tri-folding doors.

The property is located just a short distance from a main line railway station that offers a regular service to Central London. There are a range of shops and amenities close to the development as well as being within proximity to several schools including Berryfields Church of England Primary School and The Aylesbury Vale Academy School that are all within the catchments. The development benefits from good transport links by road towards Bicester/M40 and also back to Aylesbury town centre.

Viewing is highly recommended.

CALL CONNELLS IN FAIRFORD LEYS TO VIEW 01296 395710.

#### **Entrance Hall**

Door to front aspect, stairs to first floor landing, radiator.

#### Cloakroom

WC, hand wash basin.

#### Kitchen / Diner

19' 8" x 14' 6" (5.99m x 4.42m)

Open plan lounge/diner/kitchen, window to rear aspect, television point, telephone point, radiator, patio doors to rear garden.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, stainless steel sink with drainer, electric oven, gas hob, cooker-hood, plumbing for washing machine, integrated fridge/freezer.

#### Study / Bedroom Five

8' 10" x 7' 6" ( 2.69m x 2.29m )

Window to front aspect, double glazed, radiator.

# **First Floor Landing**

Stairs from entrance hall, stairs to second floor landing, cupboard, radiator.

# **Living Room**

14' 7" x 11' 7" ( 4.45m x 3.53m )

Two windows to front aspect, double glazed, radiator, television point, telephone point.

### **Bedroom Three**

10' 3" x 8' 8" ( 3.12m x 2.64m )

Window to rear aspect, double glazed, radiator.

### **Bathroom**

Window to rear aspect, double glazed, bath with mixer taps and shower attachment, WC, hand wash basin, heated hand towel rail.

# **Second Floor Landing**

Stairs from first floor landing, cupboard, radiator.

#### **Bedroom One**

14' 7" x 11' 8" ( 4.45m x 3.56m )

Window to front aspect, double glazed, fitted wardrobes, radiator, door to en-suite.

#### **En-Suite**

Shower cubicle, WC, shaver point, hand wash basin, heated hand towel rail.

# **Bedroom Two**

14' 9" x 10' 2" ( 4.50m x 3.10m )

Window to rear aspect, double glazed, radiator.

### Outside

**Front Garden** 

Rear Garden

Garage









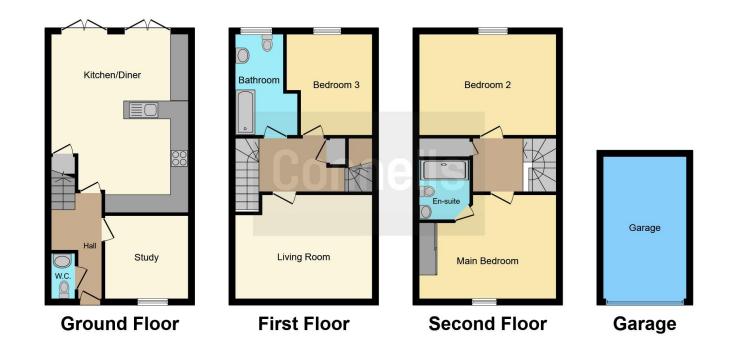








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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/LEY304025







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