



Connells

Avalon Street
Aylesbury



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

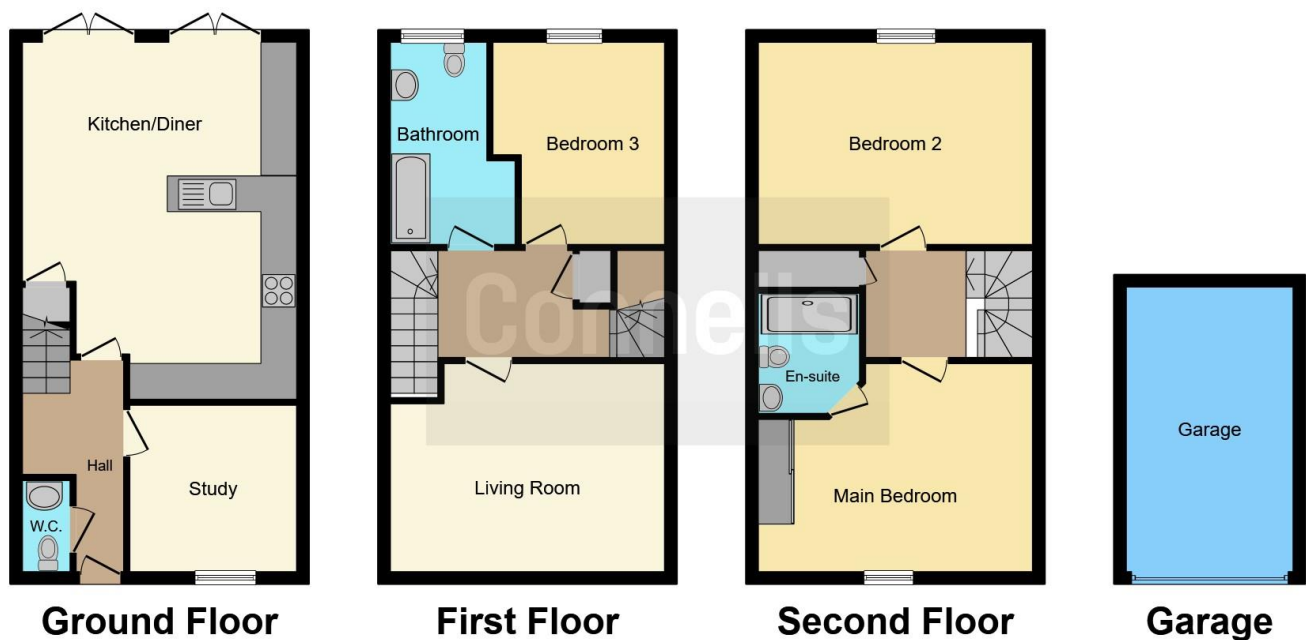
Rear Garden

Garage









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

T 01296 395710
E fairfordleys@connells.co.uk

6 Hampden Square
 AYLESBURY HP19 7HT

EPC Rating: B

Tenure: Freehold

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



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LEY304025 - 0009