



Connells

Avalon Street
Aylesbury



Property Description

Connells are pleased to bring this well-presented end-terrace house to the market that is situated on a quiet cul-de-sac within the popular Berryfields area of Aylesbury. Accommodation consists of a sizeable reception room, two double bedrooms as well as a modern fitted kitchen and bathroom. The property benefits from an en-suite to the master bedroom, a downstairs WC, allocated parking with additional visitor bays and an easily maintainable rear garden.

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.

Agent Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

Entrance Hall

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

Cloakroom

Window to side aspect, WC, wash hand basin, radiator.

Living Room

15' 7" x 14' 4" (4.75m x 4.37m)

Windows to rear aspect, under-stairs cupboard, television point, telephone point, radiator, patio doors to rear garden.

Kitchen

9' 11" x 8' 4" (3.02m x 2.54m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer.

First Floor Landing

Stairs from entrance hall, airing cupboard.

Bedroom One

12' 2" x 10' 10" (3.71m x 3.30m)

Window to front spect, built in wardrobe, radiator, door to en-suite.

En-Suite

Shower cubicle, WC, wash hand basin,

heated hand towel rail.

Bedroom Two

11' 4" x 8' 9" (3.45m x 2.67m)

Window to rear aspect, radiator.

Bathroom

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

Outside

Rear Garden

Enclosed rear garden, paved patio, artificial laid lawn, shed, side access.

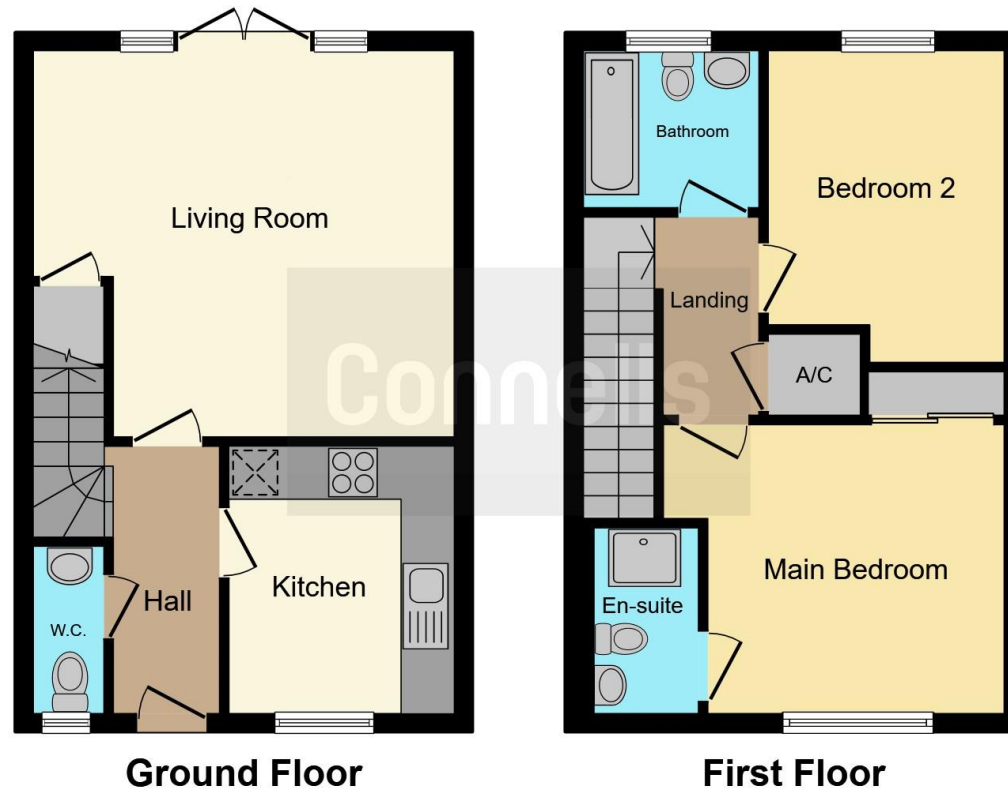
Parking

Allocated parking with additional visitor bays.









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

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304055



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Property Ref: LEY304055 - 0002