



**Connells**

Avalon Street  
AYLESBURY



## Property Description

Connells are pleased to bring this well-presented semi-detached house to the market that is situated within the popular Exemplar Park area of Aylesbury. Accommodation consists of a sizeable reception room, a modern fitted kitchen, two double bedrooms and family bathroom. The property benefits from an en-suite to the master bedroom, a downstairs WC, a single garage, an easily maintainable rear garden as well as holding the potential to extend (STPP).

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

Window to front aspect, WC, wash hand

basin, radiator.

## Living / Dining Room

12' 8" x 8' 2" ( 3.86m x 2.49m )

Windows to rear aspect, television point, telephone point, under-stairs storage, doors to rear garden, two radiators.

## Kitchen

9' 10" x 8' 2" ( 3.00m x 2.49m )

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, integrated washing machine, integrated fridge/freezer.

## First Floor Landing

Stairs from entrance hall, airing cupboard.

## Bedroom One

10' 10" x 10' 6" ( 3.30m x 3.20m )

Window to front aspect, door to en-suite, radiator.

## En-Suite

Shower cubicle, WC, wash hand basin, radiator.

## Bedroom Two

11' 6" x 8' 10" ( 3.51m x 2.69m )

Window to rear aspect, radiator.

## Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, wash hand basin, radiator.

## Outside

### Rear Garden

Enclosed rear garden, paved patio area, laid lawn, side access.

### Garage

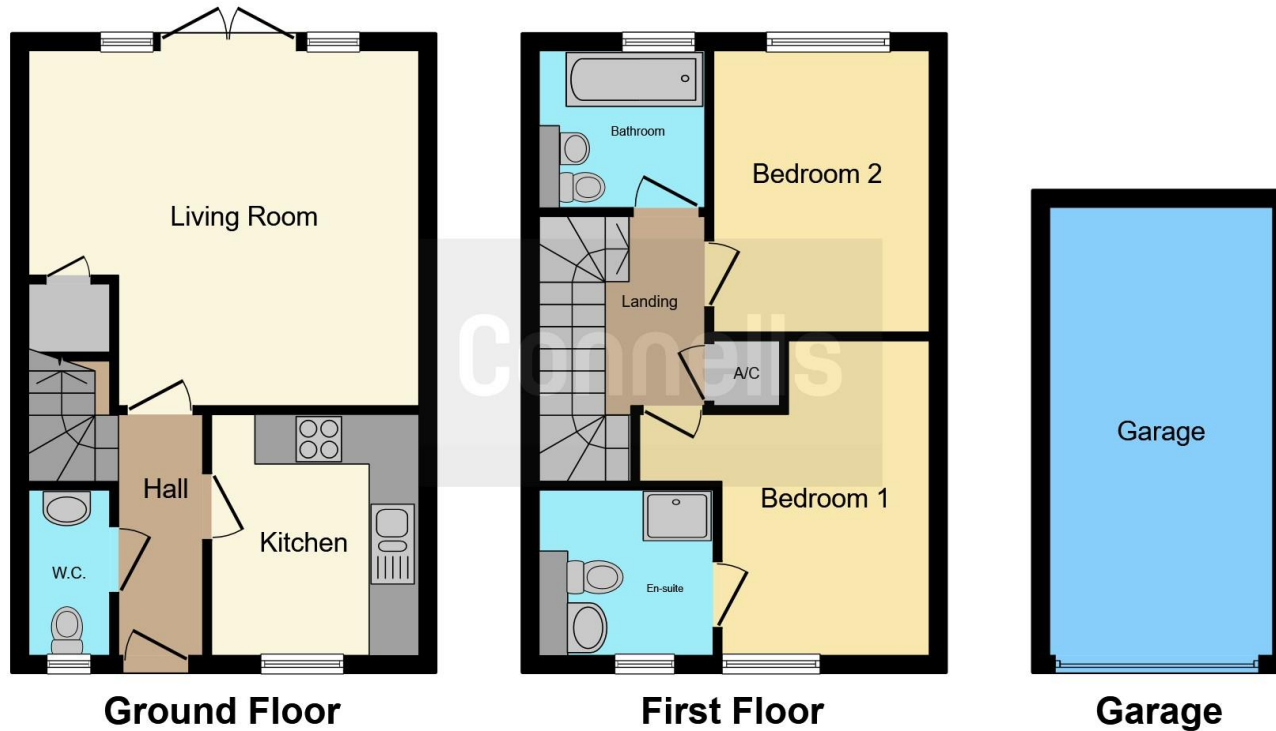
17' 9" x 8' 10" ( 5.41m x 2.69m )

Up and over door.









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)

To view this property please contact Connells on

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6 Hampden Square  
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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304228](http://connells.co.uk/Property/LEY304228)**



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