



Connells

Avalon Street
AYLESBURY

Avalon Street AYLESBURY HP18 0WH

for sale offers in excess of
£400,000



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, three/four bedrooms as well as a modern family kitchen and bathroom. The property has been redecorated and carpeted throughout and benefits from an en-suite to the master bedroom, a downstairs WC, a single garage, 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" MAX x 14' 6" MAX (5.99m MAX x 4.42m MAX)

Open plan kitchen/diner, 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 Four

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

Window to front aspect, radiator.

First Floor Landing

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

Lounge

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

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

Bedroom Three

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

Window to rear aspect, radiator.

Bathroom

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

Second Floor Landing

Stairs from first floor landing, storage cupboard.

Bedroom Two

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

Window to rear aspect, radiator.

Bedroom One

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

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

En-Suite

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

Outside

Front Garden

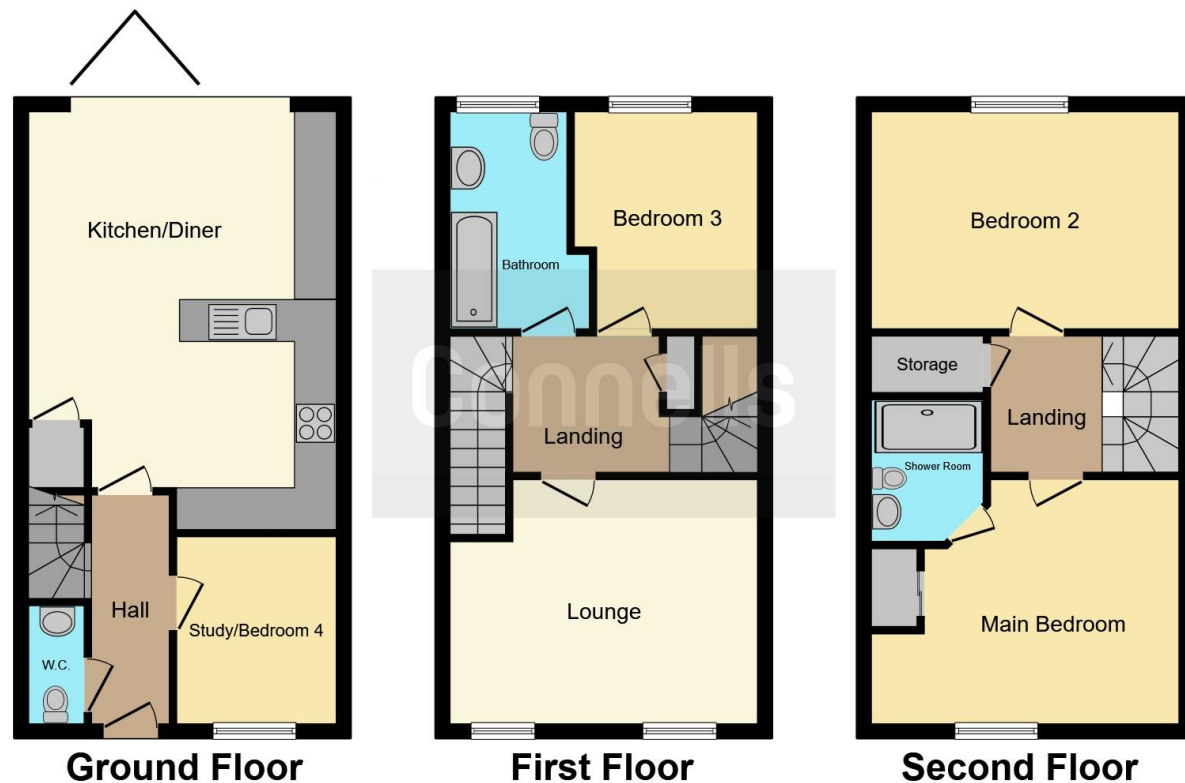
Rear Garden

Garage









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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6 Hampden Square
 AYLESBURY HP19 7HT

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304484



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.

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