



57 Avalon Street

Exemplar Park | Aylesbury | Bucks | HP18 0WH



Williams
PROPERTIES

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En-suite master bedroom, garage, two double bedrooms and just an 8 minute walk 0.4 miles (Google Maps) to rail links to London Marylebone making this an ideal commuter home. Offered to the market with no upper chain this modern two bedroom house can be found located within easy reach of amenities including schools, shops, recreation and dining.

Price guide £330,000

- Rail Links to London less than 1/2 mile
- En-Suite Master Bedroom
- Two Double Bedrooms
- Downstairs Toilet
- Lounge/Diner
- Garage & Parking
- Landscaped Garden
- Modern Fitted Kitchen

Berryfields

Berryfields boasts the Aylesbury Vale Academy, community centre, newly built local amenities and excellent transport links, including the Aylesbury Parkway Train Station with its regular direct link to London Marylebone in just over an hour. There are a number of walkways and local parks ideal for an active family. Easy access to A41, M40, M1 and M25. There are local shops in the vicinity and a regular bus service into the town centre just 2.4 miles.

Local Authority

Buckinghamshire Council

Council Tax

Band C

Services

All main services available

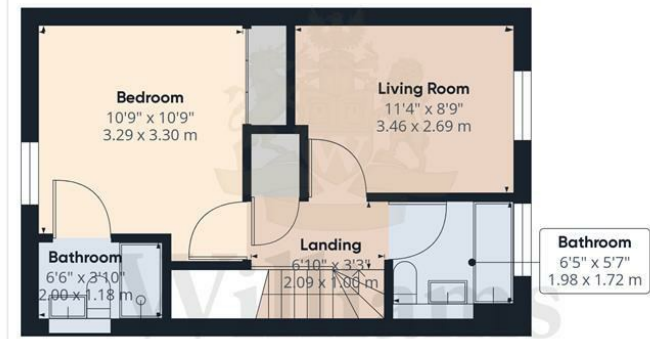
Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
882.62 ft²
82 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.