



68 Avalon Street

| Aylesbury | | HP18 0GS



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A larger than average two bedroom property set on the increasingly popular Berryfields area and within easy reach of rail link to London Marylebone. The property has two double bedrooms, kitchen with integrated appliances and a large L shape garage/workshop which is currently being used as a gym.

Offers in excess of £275,000

- The Train Station is 3 Minute Walk
- Coach House
- Courtyard Setting
- L Shape Garage/Workshop
- Large Open Plan Kitchen/Living Area
- Immaculate Order Throughout
- Freehold
- Two Bedrooms

Location

Exemplar park is set in the Berryfields area nestled on the edge of Aylesbury within stunning open countryside. The development boasts the Aylesbury Vale Academy, community centre and excellent transport links, including the Aylesbury Parkway Train Station with its regular direct link to London Marylebone in just under an hours journey. There are a number of walkways and local parks ideal for an active family. Easy access to A41 and M40, M1 and M25. There are local shops in the vicinity and a regular bus service into the town centre just 2.4 miles from Aylesbury town centre .

Local Authority

Aylesbury Vale District Council

Council Tax

Band C

Services

All main services available



The property is situated on the popular Berryfields development which offers residents a local supermarket, coffee shop, fish and chip shop and benefits from good transport links including the Aylesbury Vale Parkway station within a 3 minute walk and easy access to the A41, M1 and M25.



Entrance Hall

Enter through the front door into the entrance hallway with carpeted stairs rising to the first floor, a fitted light to the ceiling and a wall mounted radiator.

Landing

The first floor landing features Amitico flooring, two spotlights to the ceiling, a wall mounted radiators and has doors to all accommodation, a storage cupboard and an airing cupboard.

Kitchen/Living Area

The kitchen/living room is comprised of Amitico flooring, spotlights to the ceiling, a large picture window to the front, vertical and wall mounted radiators, a further two windows to the rear aspect and a range of base and wall mounted units with roll top work surfaces, inset sink unit with mixer tap and drainer, integrated washing machine, fridge/freezer, double oven, five ring gas hob, with extractor hood and stainless steel splash back and under unit down-lights

Master Bedroom

The main bedroom is a generous double room with a wall mounted radiator, a window to the front aspect, carpeted flooring and spotlights to the ceiling.

Bedroom Two

The second bedroom is comprised of a window to front aspect, a wall mounted radiator, pull down loft hatch leading to a boarded loft area with light, carpeted flooring, and spotlights to the ceiling.

Bathroom

The bathroom is a well appointed room comprising of a panelled bathtub with a mixer tap, shower screen and independent shower over, a low level WC, hand wash basin with a mixer tap, recessed spot lights, room extractor, heated towel rail and a frosted window to rear aspect.

Garage/Workshop

The garage is a large L shape area with space for a vehicle and workshop area. The garage is approx 20' in length and over 12' at the widest point.

Parking

An allocated parking space can be found adjacent to the property.

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.



