



11 Haydon Road, Aylesbury

Guide Price £285,000



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Well-presented 2-bed terrace in town centre with open plan kitchen-diner, bay-window lounge, enclosed garden, outbuilding, off-road parking, and easy access to local amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



Ground Floor

The property is entered via a hallway, with stairs rising to the first floor and access to the principal ground floor rooms. Positioned to the front is a comfortable living room, providing a separate reception space with room for a range of seating furniture. To the rear, the spacious kitchen/diner forms the heart of the home and is fitted with a range of wall and base units with work surfaces over, integrated appliances and a substantial breakfast bar providing informal seating. The dining area offers ample room for a table and chairs, while a door provides direct access to the rear garden, creating a practical and sociable layout.

First Floor

The first floor is arranged around a central landing, providing access to two bedrooms and the family bathroom. The larger bedroom is a generous double with ample space for freestanding furniture and benefits from a ceiling fan, while the second bedroom provides comfortable accommodation suitable for a child, guest or home office. Completing the first floor is a shower room, fitted with a shower enclosure, wash basin and WC, finished with neutral tiling.





Floor 0

Approximate total area⁽¹⁾

707 ft²

65.8 m²



Floor 1

(1) Excluding balconies and terraces

Calculations
3C standa
approxima
floor plan is

