



Connells

Westfield  
Aylesbury



## Property Description

This beautifully presented mid-terraced property is set within the popular residential area of Westfield in Aylesbury, offering an ideal combination of generous living space, modern upgrades and excellent access to local amenities. Located within the Aylesbury South West ward in a well-established urban neighbourhood, the home sits close to a wide range of daily conveniences, schools and transport links—making it a superb choice for first-time buyers, downsizers or investors.

Upon entering, you are welcomed by a sizeable reception room, perfect for relaxing or entertaining. The layout flows through to a well-appointed kitchen/diner, providing ample room for family dining and cooking. Beyond this, a bright conservatory offers an additional versatile living area with views over the garden.

Upstairs are two generous double bedrooms along with a modern family bathroom, while a downstairs cloakroom adds everyday practicality. Recent improvements include a new boiler, new windows, and full redecoration, ensuring the property is ready to move straight into.

Externally, the home benefits from two allocated parking spaces, with visitor spaces nearby, and sits within a friendly community predominantly made up of terraced homes.

## Entrance Hall

Door to front aspect.

## Cloakroom

Wc, wash hand basin, radiator.

## Living Room

Window to front aspect, television point, telephone point, stairs to first floor landing, under-stairs storage.

## Kitchen / Diner

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, plumbing for washing machine, electric cooker point with extractor hood, space for fridge/freezer, space for dining table, doors to conservatory.

## Conservatory

Windows to side and rear aspect, doors to rear garden.

## First Floor Landing

### Bedroom One

Window to front aspect, fitted cupboard, radiator.

### Bedroom Two

Window to rear aspect, radiator.

## Bathroom

Bath with mixer taps, WC, wash hand basin.

## Outside

### Front Garden

Outside storage cupboard.

### Rear Garden

Mainly laid lawn, shed.

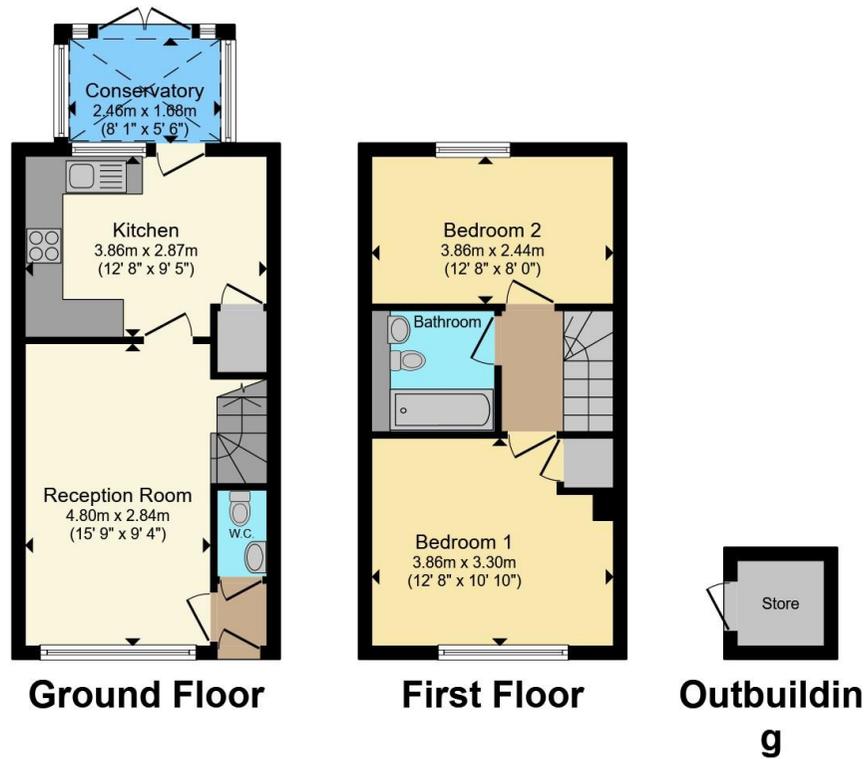
### Parking

Two allocated parking spaces.









Total floor area 66.5 m<sup>2</sup> (716 sq.ft.) approx

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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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