



Connells

Avocet Way
Aylesbury



Property Description

Step inside to find a light-filled living room, enhanced by a generous bay window and an additional front window that brighten the space. The room features modern laminate flooring, two radiators for year-round comfort, and a charming spiral staircase leading to the first floor. The well-equipped kitchen offers a granite-tiled floor, ample wall and base units, an integrated cooker, a freestanding fridge/freezer, and space for a washing machine.

Upstairs, you'll find two well-proportioned bedrooms, including a spacious master bedroom boasting triple-aspect windows that flood the room with natural light. A family bathroom serves both bedrooms and includes a bath with an overhead shower.

Outside, the property benefits from a low-maintenance garden to the front and side, featuring astro turf and a welcoming patio area—perfect for outdoor seating or a morning coffee. A private parking space is conveniently located directly at the front of the home.

This charming property is an excellent choice for first-time buyers, downsizers, or investors seeking a serene lifestyle in a picturesque setting.

Situated on the northern edge of town, Watermead offers beautiful lakes, a quaint

village centre, and countryside walks right on your doorstep. The area provides straightforward road links to the M25 and M40, and is just a short drive from Aylesbury Parkway Train Station, making it ideal for commuters.

Lounge

18' 5" x 14' 2" (5.61m x 4.32m)
Door to front
Window to front and side
Bay window
Laminate flooring
Two radiators

Kitchen

7' 4" x 6' 8" (2.24m x 2.03m)
Granite tiled floor
Wall and base units
Radiator
Boiler
Cooker hood
Integrated cooker
Freestanding fridge/freezer
Space for washing machine
Splashback tiling
Window to front

Landing

Loft access - insulated and part boarded
Spiral staircase

Carpet underfoot

Bedroom One

8' 4" x 11' (2.54m x 3.35m)

Carpet underfoot

Two windows to front

Window to side

Bedroom Two

7' 2" x 7' (2.18m x 2.13m)

Window to front

Radiator

Bathroom

Part tiled

Bath+shower

Tiled flooring

Heated towel rail

WC

Wash hand basin

Extractor fan

Window to side

Front Garden

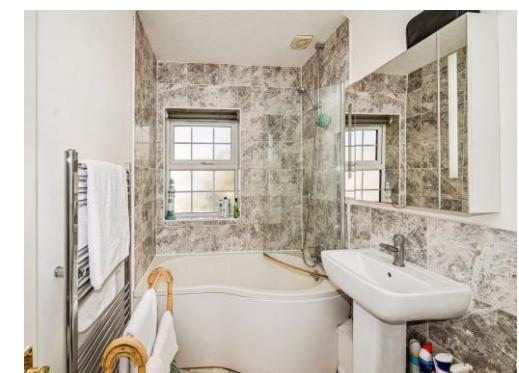
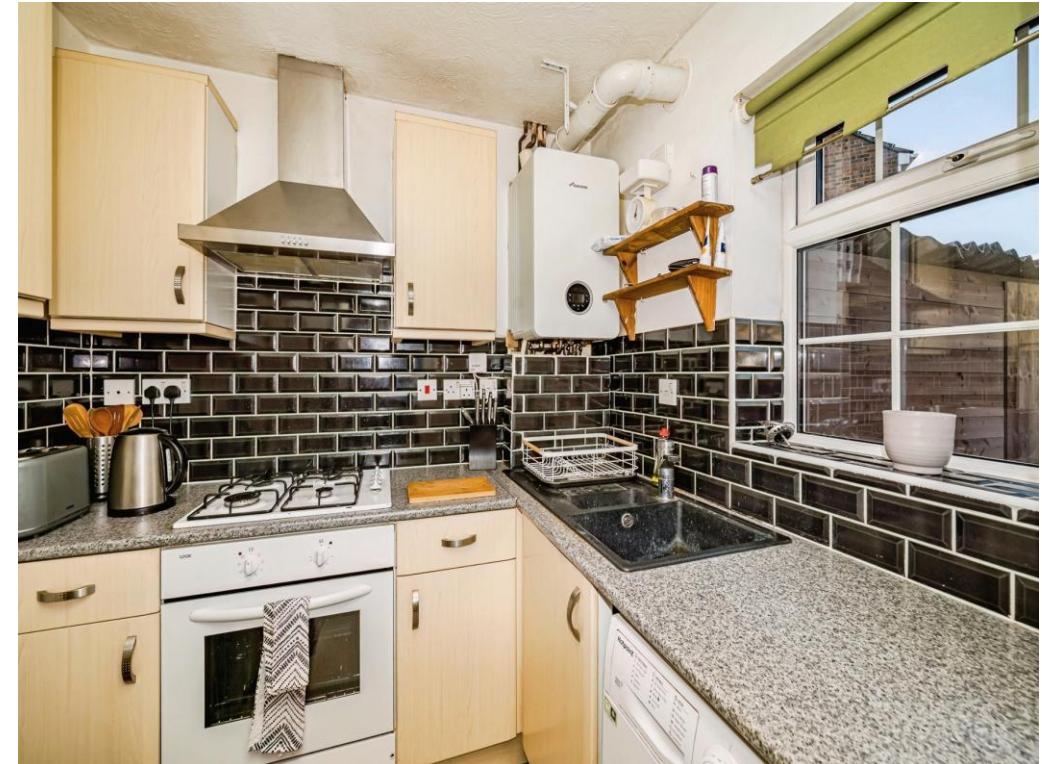
Astro turf

Fence to border

Patio to front entrance

Parking

Allocated parking for one off street

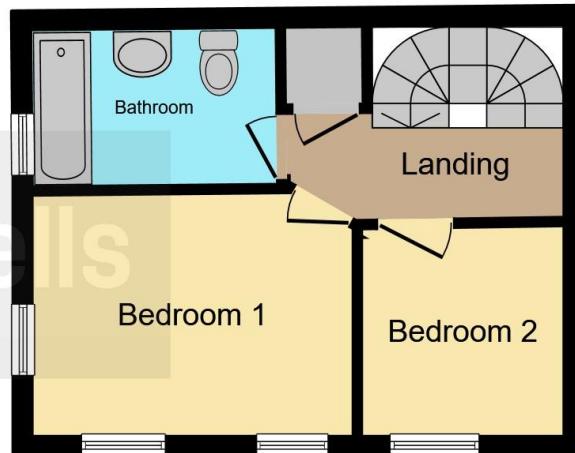








Ground Floor



First Floor

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

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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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Property Ref: ALS312681 - 0003