



**Acres Way, Aylesbury, HP19**  
Aylesbury

**£375,000**

expo

Bedrooms: | Bathrooms: | Receptions:  
3 | 1 | 1

Council Tax Band: C

Tenure: Freehold

Property Type: End of Terrace House

- Desirable Area
- Outbuilding and Side Access
- Modern Family Bathroom
- Three Bedroom Home
- Spacious 18ft Living Room
- Open Plan Kitchen Area
- Downstairs WC
- Private Rear Garden with Patio Area
- Allocated Parking Space to Rear
- EG1332



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EG1332

A fantastic opportunity to purchase this well presented three bedroom home, positioned within a popular residential area of Aylesbury.

Internally, the home offers a generous and well balanced layout. The ground floor is centred around a spacious living room stretching over 18ft in length, providing plenty of space for both relaxing and entertaining. The open plan kitchen area flows well within the layout and offers practical storage and worktop space. A downstairs WC adds further convenience, particularly for guests.

Upstairs, the property continues to impress with three well proportioned bedrooms. The main bedroom is a great size, comfortably accommodating larger furniture, while bedroom two offers another strong double. Bedroom three works perfectly as a single room, nursery or home office depending on your needs. A modern family bathroom completes the first floor.

Externally, the property benefits from a private rear garden, featuring a patio area, lawn and a covered seating space, ideal for year round use. There is also a useful outbuilding and side access. To the rear of the property, there is an allocated parking space providing convenient off road parking.

This is an ideal purchase for first time buyers or growing families, offering a great balance of space, practicality and location.

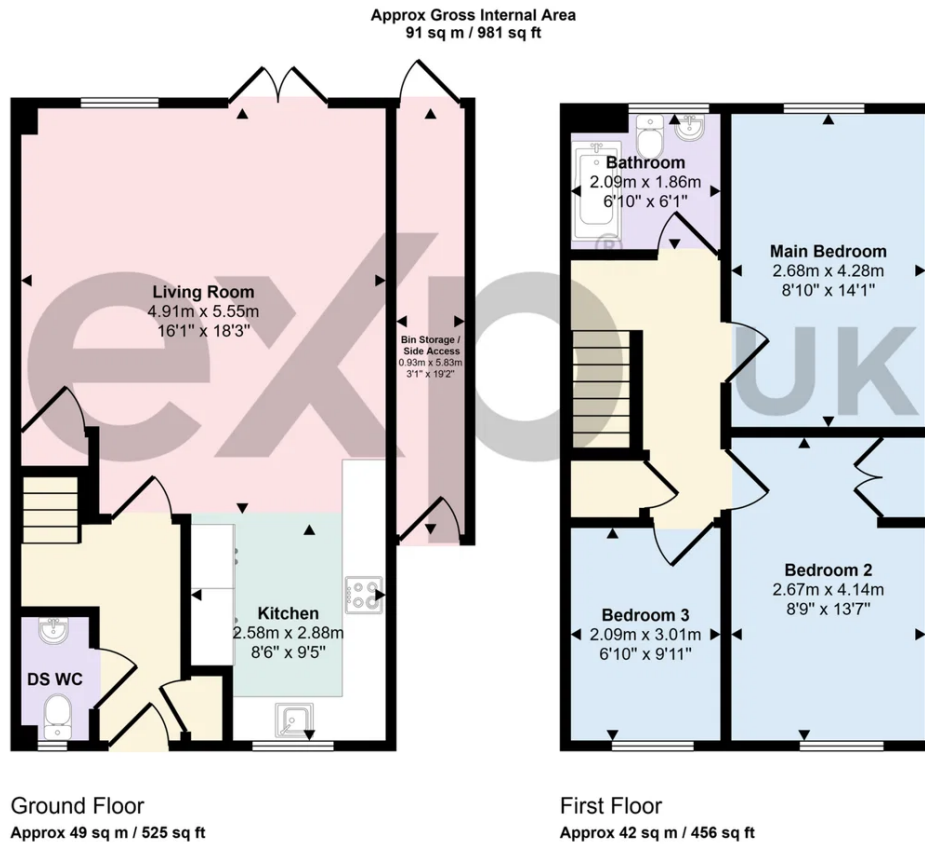
Early interest is expected, so please ensure you secure your appointment for the open day to avoid missing out.

#### Photo Disclaimer:

Please note that some images have been digitally enhanced and may include virtual staging, edited finishes, or improvements such as changes to furniture layout, flooring, carpets, and landscaping to demonstrate how the property could look when fully furnished or presented. These images are for illustration purposes only and do not represent items included in the sale. If you are travelling from a distance, we recommend arranging a virtual viewing or contacting us prior to your journey to ensure everything is arranged for your visit

Early viewing is highly recommended to fully appreciate the space, character, and location on offer.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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