



Connells

Hilton Avenue
Aylesbury



Property Description

MORE PHOTOS COMING SOON

Connells are delighted to bring to the market this well-proportioned three-bedroom mid-terrace family home, situated on the popular Hilton Avenue. Ideally positioned within walking distance of Aylesbury town centre and Aylesbury railway station, the property also falls within catchment areas for several highly regarded local schools.

The accommodation begins with an entrance hall providing access to a convenient downstairs WC. To the front of the property is a spacious lounge, featuring a fireplace focal point and offering a comfortable space for relaxation.

To the rear, the kitchen/diner is fitted with a range of wall and base units, incorporating an integrated electric oven and gas hob, with additional space provided for white goods. There is ample room for a family dining table, while a rear door provides direct access to the garden, making it an ideal space for everyday family life and entertaining alike.

On the first floor, there are three generously sized bedrooms, all serviced by a family bathroom comprising a bath with overhead shower, wash hand basin, and WC.

Externally, the property benefits from a lawned front garden and a substantial rear garden, offering a combination of patio and lawn areas bordered by mature hedging. An outbuilding provides useful additional storage space.

Entrance Hall

Carpet underfoot
Door to front

Cloakroom

WC
Wash hand basin
Lino underfoot

Lounge

18' 2" x 12' 6" (5.54m x 3.81m)
Carpet underfoot
Window to front
Fireplace area
Radiator

Kitchen/Diner

21' 5" x 7' 6" (6.53m x 2.29m)
Lino flooring underfoot
Gas oven
Space for white goods
Door to garden
Combi boiler

Wall and base units

Window to rear

Bedroom One

9' 5" x 12' 8" (2.87m x 3.86m)

Window to rear

Radiator

Carpet underfoot

Integrated cupboards

Bedroom Two

9' 5" x 9' 9" (2.87m x 2.97m)

Window to rear

Radiator

Carpet underfoot

Bedroom Three

12' 6" x 7' 6" (3.81m x 2.29m)

Window to front

Carpet underfoot

Radiator

Bathroom

Bath

Shower

WC

Wash hand basin

Lino flooring

Radiator

Window to side

Front Garden

Laid lawn

Side alley for access to rear garden

Rear Garden

Laid lawn

Patio slabs

Hedges to border

To view this property please contact Connells on

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2 Temple Street
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EPC Rating: Council Tax
Awaited Band: C

Tenure: Freehold

view this property online [connells.co.uk/Property/ALS313146](https://www.connells.co.uk/Property/ALS313146)



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