



69 Chiltern Street, Aylesbury
£325,000



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Aylesbury

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



Ground Floor

Entrance hall with stairs to first floor and solid oak flooring throughout. Living room to the front with Stovax Studio gas fireplace and handmade double-glazed sash windows. Separate dining room to the rear with direct garden access. Fitted kitchen with induction hob, integrated double oven, grill and microwave, quartz worktops, underfloor heating, plumbing for washing machine and space for fridge freezer.

First Floor

Two generous double bedrooms with newly fitted wool carpets, larger than typical for the street. Family bathroom with shower cubicle and rainfall head, extra-wide double-ended bath with Lefroy Brooks mixer, basin and WC. Retractable ladder to a spacious stand-up loft, offering excellent storage and conversion potential (STPP).





Floor 0



Floor 1



Approximate total area⁽¹⁾

822 ft²

76.2 m²

Reduced headroom

8 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations
3C standa
approxima
floor plan is