



Connells

Westmorland Avenue
AYLESBURY

Westmorland Avenue AYLESBURY HP21 7HS

for sale offers in excess of
£375,000



Property Description

Situated in a highly sought-after residential area on the south side of Aylesbury, this well-presented three-bedroom semi-detached home offers a fantastic opportunity for buyers looking for a move-in-ready property with no upper chain. Perfectly located within easy reach of top-rated schools and everyday amenities, this home blends comfort with convenience.

The interior boasts a welcoming entrance porch leading into a spacious hallway, generous lounge, separate dining room, modern kitchen, a conservatory, and an additional garden room providing versatile living space. Upstairs are three well-proportioned bedrooms and a contemporary shower room.

Externally, the property features a private rear garden, a block-paved driveway to the front, and access to a shared driveway leading to a single garage - ideal for families or those needing extra storage.

Jansel Square shopping parade is just a short walk away, offering a variety of shops including Co-Op, Sainsbury's, a pharmacy, takeaways, and other local conveniences. Excellent transport links via the A41 provide easy access to the M25 and wider motorway network, while Aylesbury town centre and train station ensure smooth rail connections for commuters.

With strong local demand and no onward chain, this is a rare opportunity to secure a

home in a thriving and well-connected neighbourhood.

Entrance Porch

Door to front aspect.

Entrance Hall

Door to front aspect, stairs to first floor landing, under-stairs storage, radiator.

Living Room

12' 6" MAX x 11' 9" MAX (3.81m MAX x 3.58m MAX)

Window to front aspect, radiator, gas heater.

Dining Room

10' 6" MAX x 9' 9" MAX (3.20m MAX x 2.97m MAX)

Door to rear aspect leading to sun room, radiator.

Sun Room

9' MAX x 6' 6" MAX (2.74m MAX x 1.98m MAX)

Windows to side and rear aspect, door to rear garden, radiator.

Kitchen

11' 2" MAX x 7' 6" MAX (3.40m MAX x 2.29m MAX)

Wall and base units with work surfaces and

tiling, window to rear aspect, wall mounted boiler, sink wih drainer, pantry cupboard, space for gas cooker, plumbing for washing machine, space for fridge/freezer, door to rear garden.

First Floor Landing

Stairs from entrance hall, window to side aspect.

Bedroom One

12' 6" NAX x 10' MAX (3.81m NAX x 3.05m MAX)
Window to front aspect, radiator.

Bedroom Two

10' MAX x 10' 7" MAX (3.05m MAX x 3.23m MAX)
Window to rear aspect, radiator.

Bedroom Three

7' 8" MAX x 8' 9" MAX (2.34m MAX x 2.67m MAX)
Window to front aspect, radiator.

Shower Room

Two windows to rear aspect, shower cibcile, WC, wash hand basin, airing cupboard, radiator.

Outside

Front Garden

Driveway for several cars, side access to garage.

Garage

17' 7" x 7' 9" (5.36m x 2.36m)

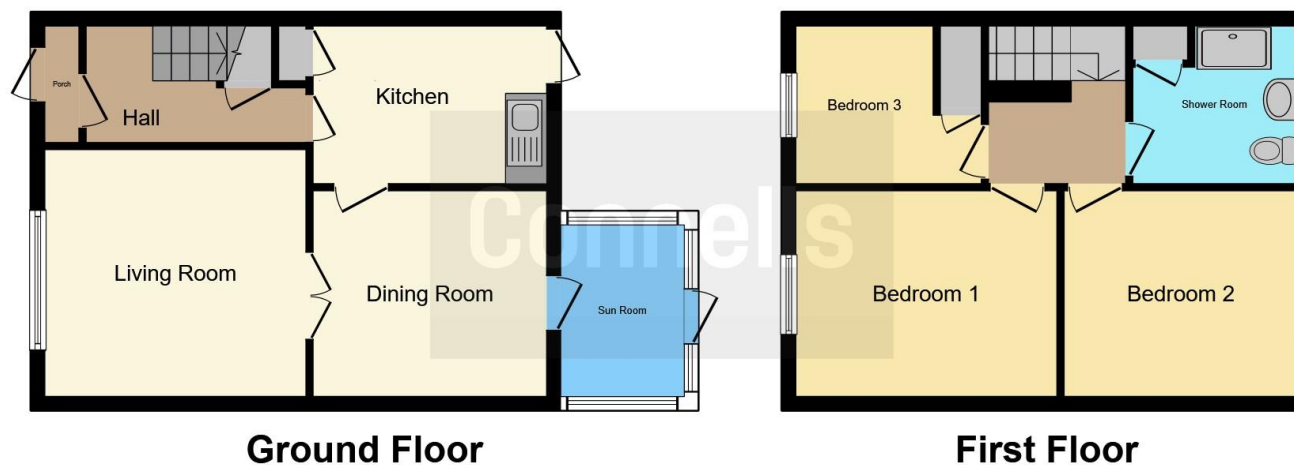
Rear Garden

Patio area, laid lawn, green house, fence enclosed.









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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2 Temple Street
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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