



Connells

Westmorland Avenue
AYLESBURY



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 with 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 cubicle, 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)

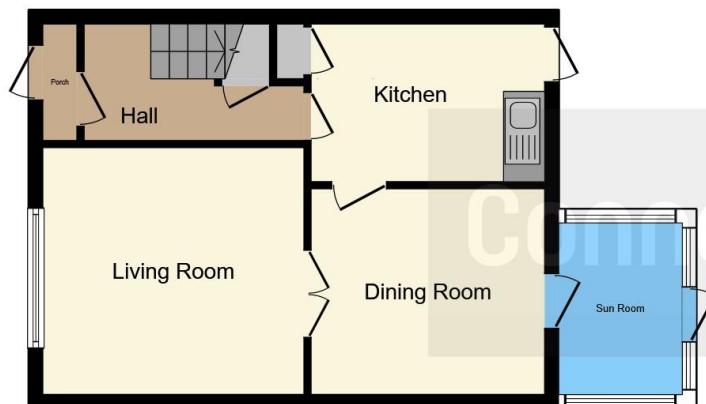
Rear Garden

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









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

To view this property please contact Connells on

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: D Council Tax
Band: D

Tenure: Freehold

check out more properties at connells.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALS312362 - 0003