



**Carnation Way, Lavender Grange Aylesbury HP21 8TX**

welcome to

## Carnation Way, Lavender Grange Aylesbury

The property itself is arranged over two floors, the ground floor comprises lounge/diner with French doors to a private rear garden that is laid to lawn with patio area and timber shed. A fitted kitchen with eye and base units and space for appliances. On the first floor is the bathroom with three piece suite including bath, wash hand basin and WC, the two double bedrooms span both the front and rear of the house and the master room benefits from fitted wardrobes.



## Accommodation Comprises

### Entrance Hall

### Lounge/dining room

15' 1" x 12' 3" ( 4.60m x 3.73m )

### Kitchen

9' 4" x 5' 10" ( 2.84m x 1.78m )

### First Floor & Landing

#### Bedroom One

9' 10" x 8' 6" ( 3.00m x 2.59m )

#### Bedroom Two

8' 10" x 9' 1" ( 2.69m x 2.77m )

### Bathroom

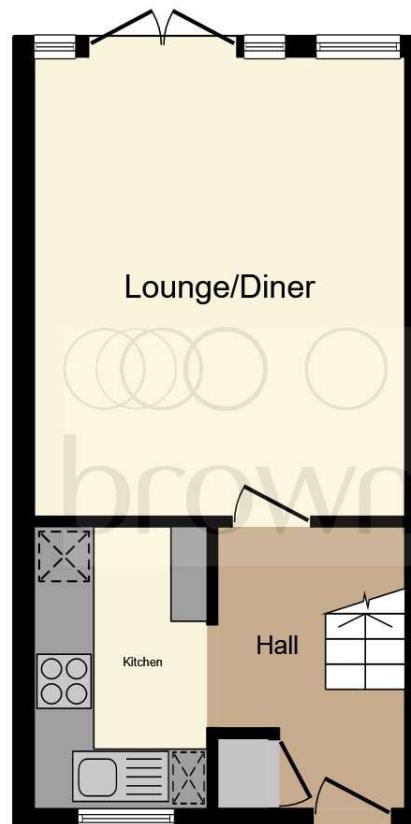
### Outside

### Rear Garden

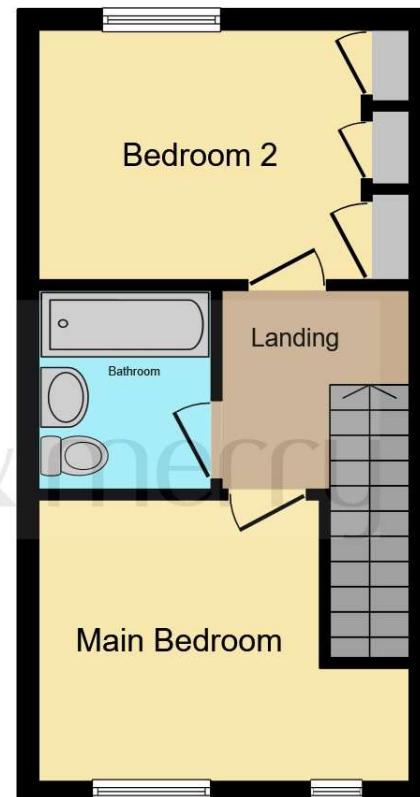
### Parking

#### Please Note:

Property is currently tenanted.



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Carnation Way, Lavender Grange Aylesbury

- TWO DOUBLE BEDROOM HOUSE
- POPULAR LAVENDER GRANGE DEVELOPMENT
- LOUNGE/ DINER
- KITCHEN
- BATHROOM
- REAR GARDEN
- OFF ROAD PARKING
- NO UPPER CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£279,250**



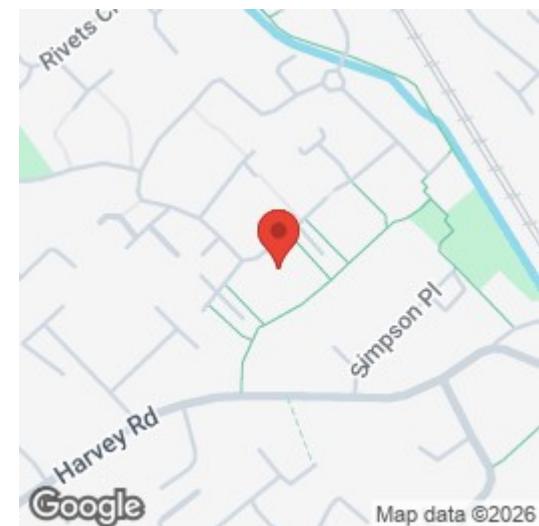
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Property Ref:  
AYL115925 - 0006

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Please note the marker reflects the postcode not the actual property



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