



**Palmer Avenue, Aylesbury HP19 8EF**

**welcome to**

## **Palmer Avenue, Aylesbury**

Brown & Merry are delighted to present this three-bedroom family home, tucked away in a peaceful cul-de-sac just moments from the town centre (0.5 mile) and railway station (0.9 mile). This well-appointed property offers a warm and welcoming feel throughout, featuring double glazing, a gas central heating system with radiators, and a practical layout including an entrance hall, spacious living room, and a modern kitchen. Upstairs, you'll find three comfortable bedrooms, a family bathroom, and a separate WC. Outside, enjoy a private rear garden ideal for relaxing or entertaining, along with a driveway providing convenient off-road parking.



## Entrance Hall

## Living Room

## Kitchen

## First Floor & Landing

## Master Bedroom

## Bedroom Two

## Bedroom Three

## Bathroom

## Separate Wc

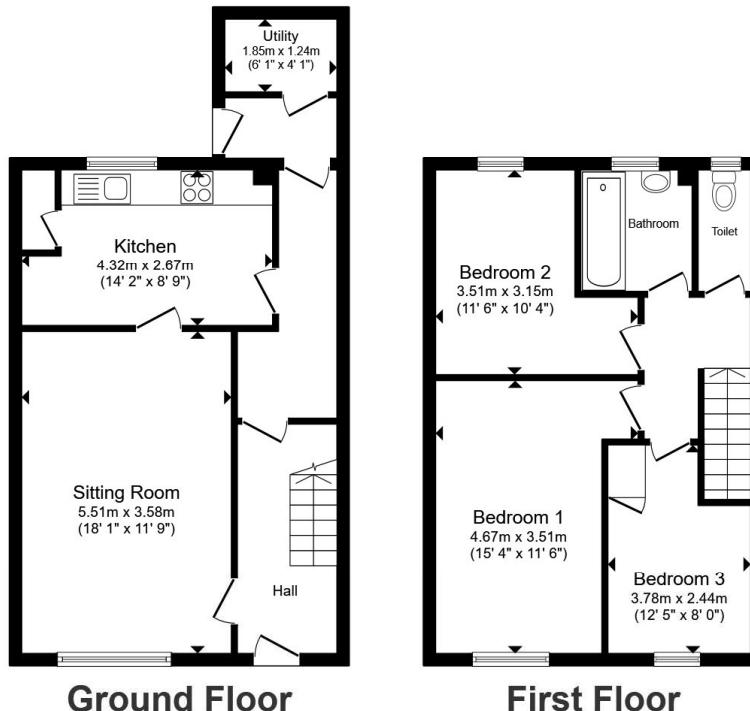
## Outside

## Rear Garden

## Driveway

### Agents Note:

Please note the property is currently tenanted.



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welcome to

## Palmer Avenue, Aylesbury

- CLOSE TO TOWN CENTRE
- CLOSE TO RAILWAY STATION
- THREE BEDROOMS
- DRIVEWAY PARKING
- NO UPPER CHAIN

Tenure: Freehold EPC Rating: C Council Tax Band: C

**£325,000**



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Property Ref:  
AYL116089 - 0003

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