



## Petronel Road, Aylesbury, HP19 9RG

- EPC Rating - C
- Stunning family home
- Low maintenance rear garden
- Arranged over three floors
- Separate integrated kitchen
- Unfurnished\*
- Garage with parking in front
- Easy access to major road links
- Three toilets
- Viewing highly recommended

**£1,800 PCM**



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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

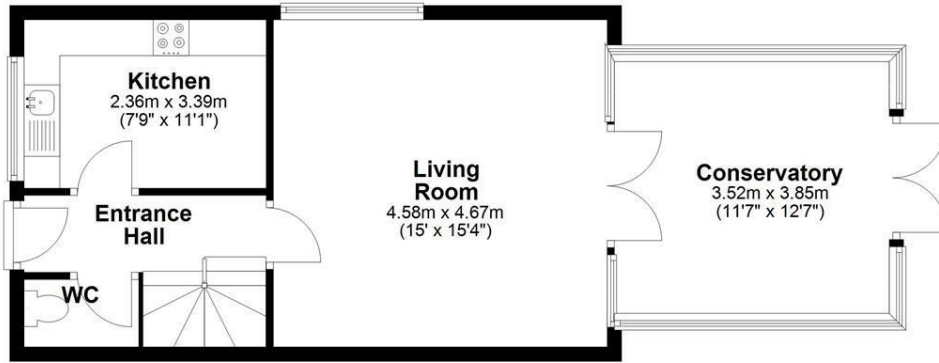
**Description**

Cameron offer this modern three bedroom property situated in a popular and convenient location within Aylesbury. This property offers well-proportioned accommodation throughout, making it ideal home for a family and comprises a bright and spacious living area, a contemporary fitted kitchen with ample storage and wine cooler, three well-sized bedrooms (master with en-suite) which providing comfortable living space. Also offered, A bright and spacious living room leading to a conservatory. The property further benefits from a modern family bathroom suite, double glazing, and gas central heating. Externally, the property offers a private rear garden with parking and garage access. The location provides easy access to local amenities, schools, and transport links, including Aylesbury town centre and nearby road networks. Overall, this is a stunning property offering practical and comfortable living. UNFURNISHED and available Mid April 2026.

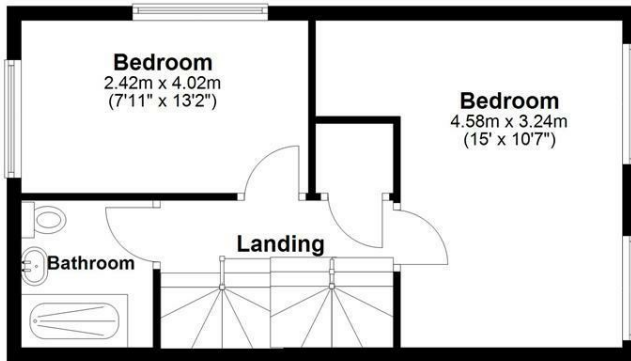
**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

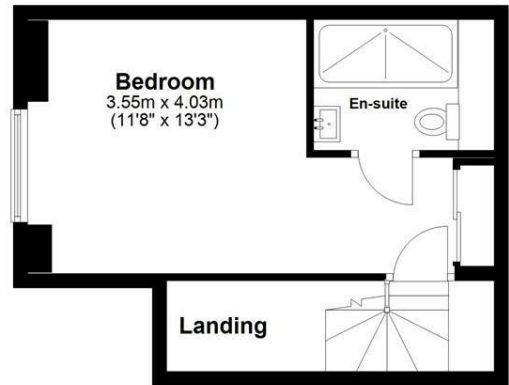
**Ground Floor**  
Approx. 51.2 sq. metres (551.4 sq. feet)



**First Floor**  
Approx. 39.1 sq. metres (420.8 sq. feet)



**Second Floor**  
Approx. 29.9 sq. metres (321.9 sq. feet)



Total area: approx. 120.2 sq. metres (1294.1 sq. feet)

# Cameron



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