



1 Osbourne Gardens, Aylesbury

Aylesbury

£500,000

# 1 Osbourne Gardens

Aylesbury, Aylesbury

Spacious 4/5 bed townhouse in Eighth Avenue, Aylesbury. Open plan kitchen, study, garden, EV charger, parking. Walk to station and shops. £500 John Lewis voucher on completion. Council Tax band: E

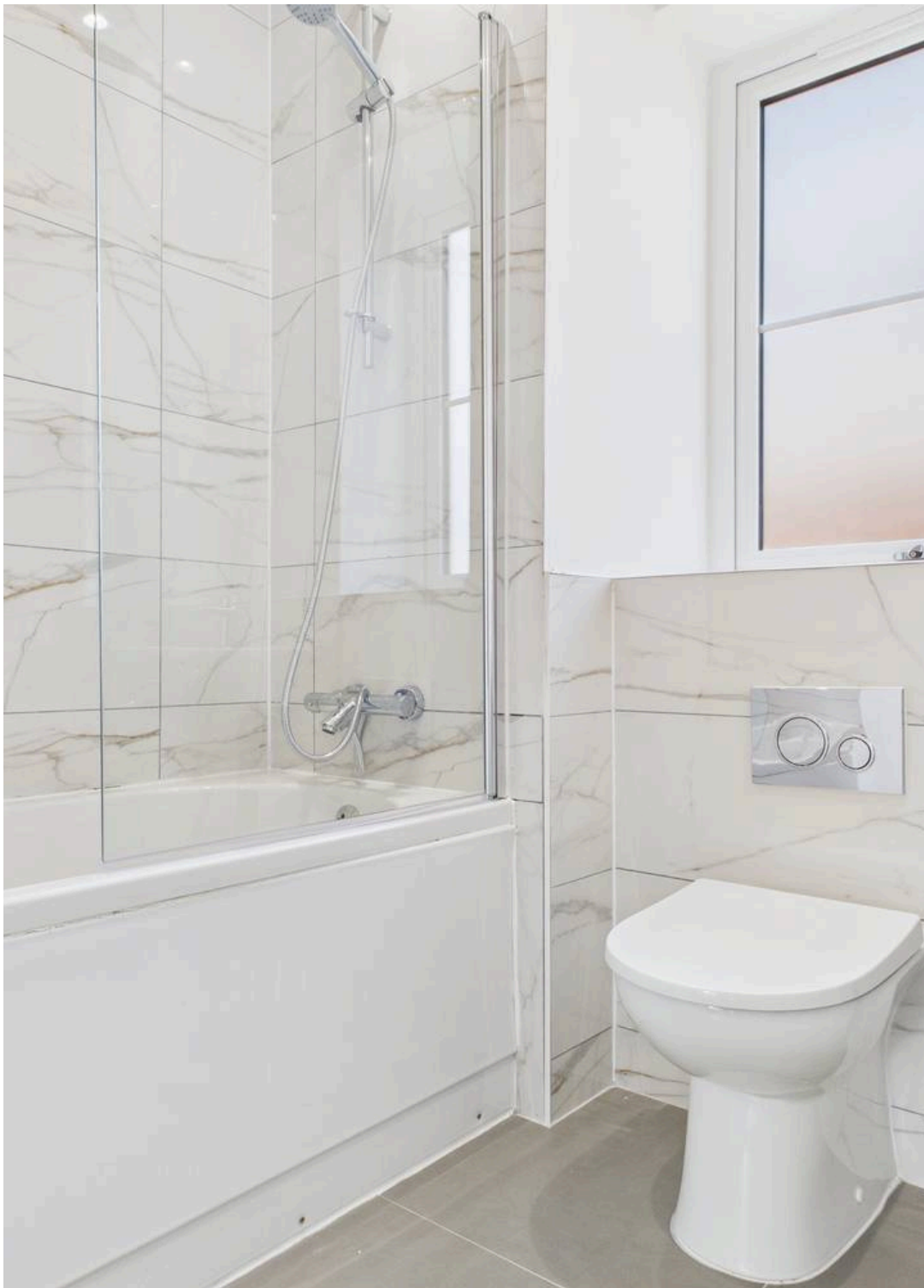
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: A

- 1534SQFT of beautifully crafted living space.
- Four generous bedrooms plus a bright work from home sanctuary.
- Main bedroom with a walk in wardrobe that feels like your own boutique.
- Open plan kitchen and dining area with French doors opening to your private garden.
- Sleek family bathroom, ensuite and downstairs guest toilet.
- Two allocated parking spaces right outside your front door.
- Smart Daikin air source heat pump with mobile app control for comfort on the go.
- Electric vehicle charging point ready for your Tesla or electric car of choice.
- Ten year Buildzone warranty for complete peace of mind.
- Surrounded by top rated schools, hospitals and healthcare centres.





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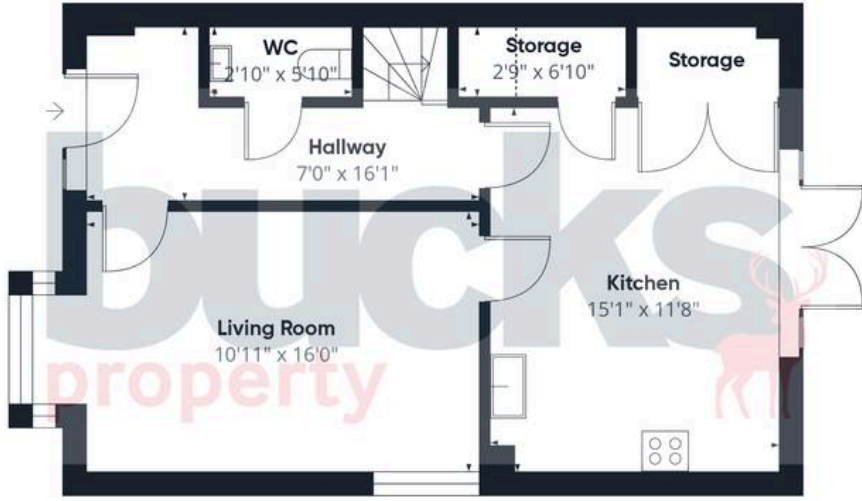
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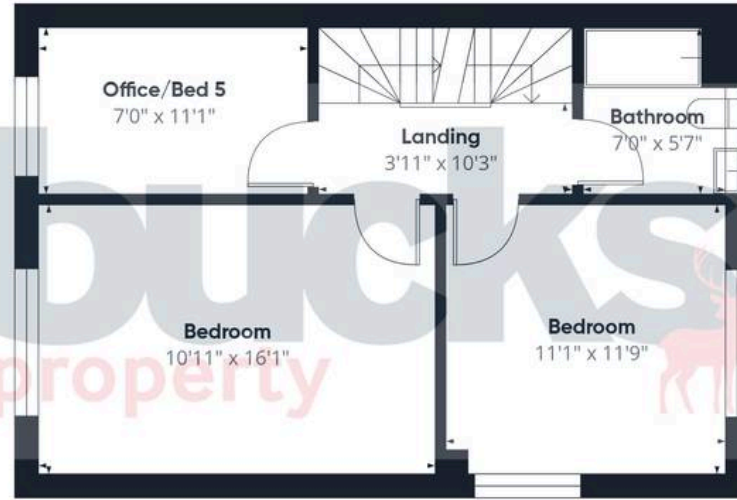
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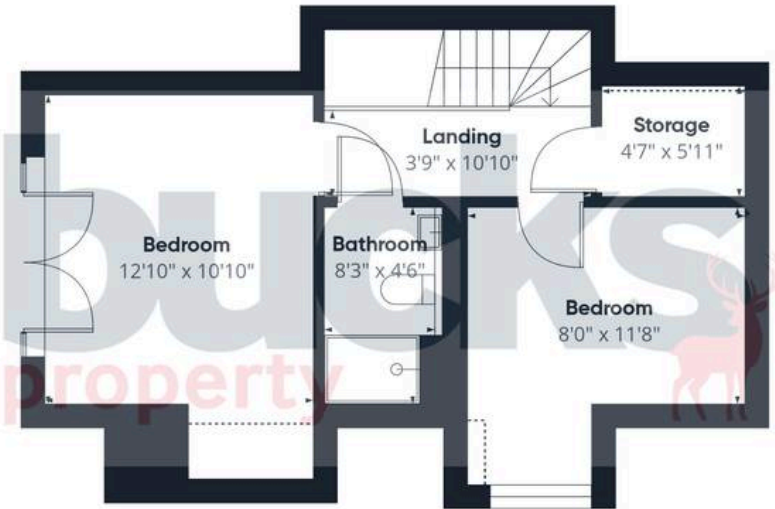




First Floor



Floor 2



Floor 3

**Approximate total area<sup>(1)</sup>**  
1372 ft<sup>2</sup>

**Reduced headroom**  
20 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Bucks Property

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