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23 Avocet Way, Aylesbury, HP19 0ZB

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Offers In Excess Of £260,000

- NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED THROUGHOUT
- WELL APPOINTED KITCHEN
- LOW MAINTENANCE PAVED REAR GARDEN
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- POPULAR WATERMEAD LOCATION
- SPACIOUS LOUNGE/DINING ROOM WITH BAY WINDOW
- TWO WELL PROPORTIONED BEDROOMS
- GATED REAR ACCESS
- INTERACTIVE VIRTUAL TOUR

If you have been searching for a home that offers stylish, low-maintenance living in a highly regarded location, this beautifully presented two-bedroom property could be exactly what you have been waiting for. Situated within the ever-popular Watermead development in Aylesbury, the home is offered to the market with no onward chain, making it an excellent opportunity for first-time buyers, downsizers or investors alike.

Stepping inside, you are welcomed into a bright and spacious lounge and dining room, where a charming bay window fills the room with natural light, creating a warm and inviting atmosphere. There is ample space for both comfortable seating and a dining table, making it an ideal setting for everyday living and entertaining alike.

The well-appointed kitchen is fitted with a range of floor and wall mounted units, providing excellent storage alongside generous worktop space for food preparation. Thoughtfully designed, it offers everything needed for modern day living.

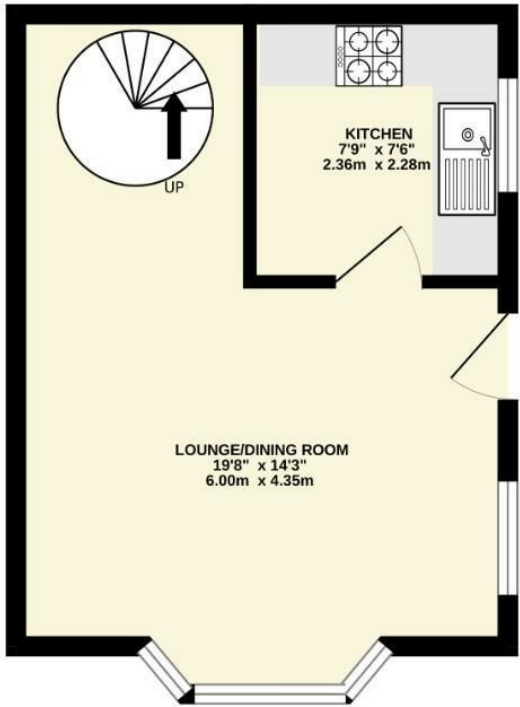
Upstairs, the property offers two well-proportioned bedrooms, both enjoying plenty of natural light, together with a family bathroom finished in a neutral style.

Externally, the rear garden has been fully paved to provide a private, low-maintenance outdoor space, perfect for relaxing or entertaining during the warmer months, whilst gated rear access adds further practicality. To the front, the property benefits from driveway parking for multiple vehicles.

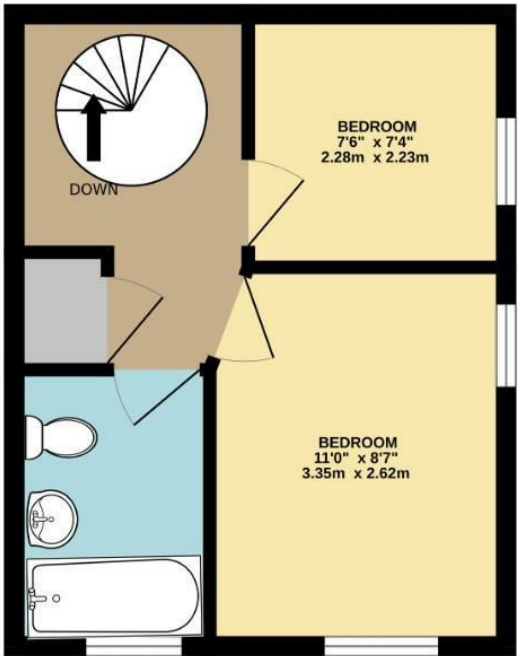
Occupying an enviable position within the sought-after Watermead development, residents enjoy easy access to picturesque lakeside walks, local amenities, schools and excellent transport links into Aylesbury town centre and beyond. Combining a desirable location with move-in-ready accommodation and no onward chain, this is a fantastic home that is ready to be enjoyed from day one.

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GROUND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 530 sq.ft. (49.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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