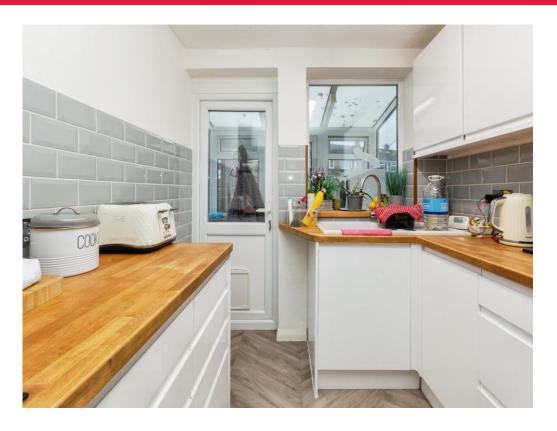


Connells

Westmorland Avenue AYLESBURY

# Westmorland Avenue AYLESBURY HP21 7HU







# **Property Description**

Situated in the ever-popular Bedgrove area, this beautifully presented three-bedroom semi-detached home has been recently decorated throughout, offering a fresh and modern feel.

The property welcomes you via an entrance porch leading into a bright hallway with stairs rising to the first floor. The front-facing reception room enjoys an abundance of natural light, and an open archway seamlessly connects it to the second reception room, which boasts French doors opening directly onto the rear garden. The modernised kitchen features sleek white gloss wall and base units, space for a fridge freezer, an understairs storage cupboard, and convenient access to the garden via a back door. Completing the ground floor is a separate utility room with plumbing for a washing machine.

Upstairs, the home offers three generously sized bedrooms, all served by a contemporary family bathroom that has been recently upgraded and includes a bath with mixer tap and overhead shower.

Externally, the fully enclosed rear garden provides excellent privacy and features a well-maintained lawn and a patio area ideal for outdoor dining. To the front, the property

benefits from driveway parking and a garage equipped with power, lighting, and an up-andover door.

### **Entrance Porch**

Door to front

### **Entrance Hall**

Door to front Radiator

### Lounge

11' 10" x 12' 8" ( 3.61m x 3.86m ) Window to front Wood effect flooring Radiator

# **Dining Room**

9' 11" x 10' 6" ( 3.02m x 3.20m ) French doors to rear Radiator Wood effect flooring

#### Kitchen

7' 8" x 10' 2" ( 2.34m x 3.10m )
Door and window to rear
Wall and base units
Part tiling
Sink/drainer
Electric oven and hob

Understairs storage
Space for fridge/freezer

# **Utilty Room**

3' 10" x 7' 11" ( 1.17m x 2.41m )

Window to side

Door to rear

Plumbing for washing machine

# Landing

Window to side Loft access

# **Bedroom One**

10' 2" x 12' 8" ( 3.10m x 3.86m )

Window to front

Radiator

Carpet underfoot

# **Bedroom Two**

9' 11" x 10' 6" ( 3.02m x 3.20m )

Window to rear

Radiator

Carpet underfoot

## **Bedroom Three**

7' 8" x 8' 8" ( 2.34m x 2.64m )

Window to rear

Radiator

Carpet

# **Bathroom**

Window to rear

Bath/mixer with shower overhead

Wash hand basin

WC

Airing cupboard

Part tiling

## Rear Garden

Enclosed fencing

Patio area

Laid lawn

# **Parking**

Driveway

# Garage

8' 2" x 15' 10" ( 2.49m x 4.83m )

Up and over door

Power and lighting

















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Tenure: Freehold



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