



Connells

Westmorland Avenue
AYLESBURY



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-and-over 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/drain

Electric oven and hob

Understairs storage
Space for fridge/freezer

Utility 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









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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