



PALMER AVENUE, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £305,000

FREEHOLD

This three bedroom terraced house is ideally situated in a central location, within easy walking distance of the town centre, local amenities and station. Offered to the market with no upper chain, the property features a comfortable living room, kitchen, three bedrooms, bathroom with a separate WC, and benefits from a private rear garden and driveway parking. An excellent opportunity for first-time buyers, families, or investors seeking a conveniently located home.



PALMER AVENUE

• THREE BEDROOM TERRACED HOUSE • CENTRAL LOCATION • NO UPPER CHAIN • WALKING DISTANCE TO TOWN CENTRE & STATION • SPACIOUS & BRIGHT LIVING ROOM • DRIVEWAY PARKING



LOCATION

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station (Marylebone 1 hour). Aylesbury is particularly well served by three of the area's top performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed). Inspired by the rolling Chiltern Hills, the Aylesbury Waterside Theatre provides an entertaining evening out at the heart of the Canalside and beautiful outdoor purpose-built restaurant and entertainment. Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41 leading towards London/M25.

ACCOMMODATION

The accommodation is approached via the entrance hall, which provides stairs rising to the first floor and access to the principal living areas. The spacious and bright living room offers an excellent space, with plenty of natural light creating a welcoming atmosphere.

To the rear of the property, the kitchen provides a practical layout with space for a cooker, washing machine and fridge. An inner hall leads through to a useful storage area and also provides a door giving

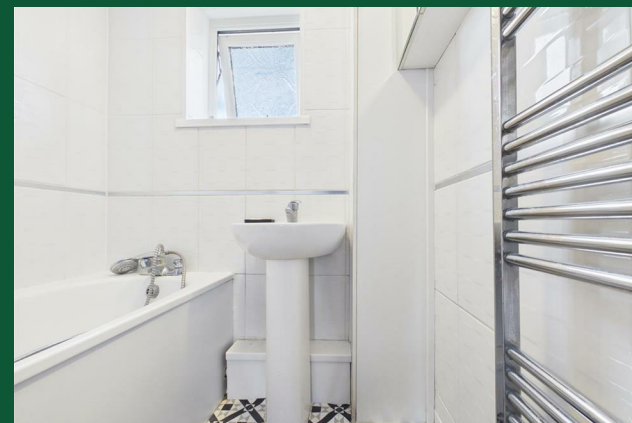
access to the rear garden.

On the first floor, the landing benefits from loft access and leads to three well proportioned bedrooms. The fully tiled bathroom is complemented by a separate WC, offering added convenience for family living.

Externally, the property enjoys an enclosed rear garden designed for low maintenance, featuring a patio seating area and artificial lawn, together with gated rear access. To the front, there is the added benefit of driveway parking.

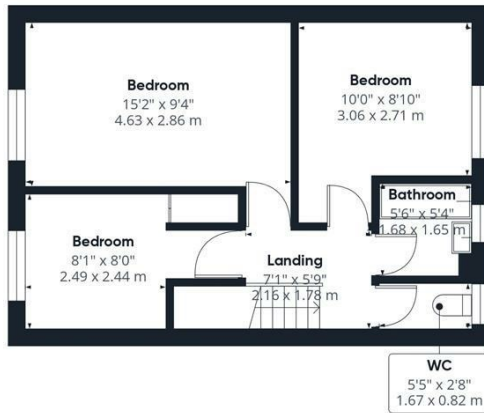
This well-located home offers excellent potential and convenience, with local amenities, transport links and the station all within easy reach.

PALMER AVENUE





Ground Floor



Floor 1

Approximate total area⁽¹⁾
860 ft²
79.9 m²

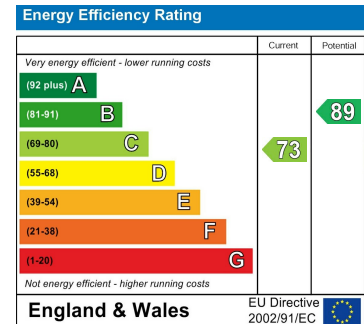
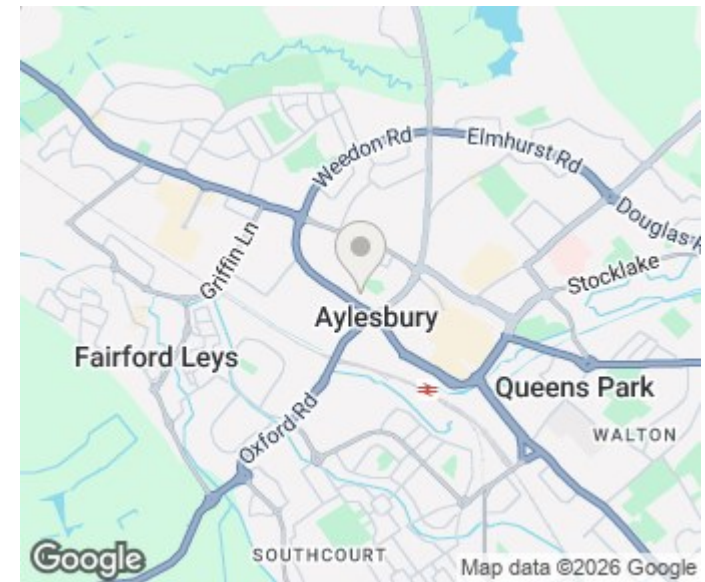
Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE 360



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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