



**69 CHURCHILL AVENUE  
AYLESBURY, HP21 8NH**

**£365,000  
FREEHOLD**

A very well presented, extended FOUR BEDROOM SEMI situated in a convenient location within walking distance of the Hospital, several local schools and recreation park. The property benefits from: Large rear garden - GARAGE AND DRIVEWAY - Upvc Conservatory.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
1440.62 ft<sup>2</sup>  
133.84 m<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces.  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	
(39-54)	E	63
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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