

## CHURCHILL AVENUE, SOUTHCOURT, AYLESBURY

**PRICE £320,000**  
**FREEHOLD**

A well presented three bedroom semi-detached home in a southside location of Aylesbury, conveniently close to local schools, parks and with easy access to the town centre. The property offers a spacious lounge/diner, kitchen, utility room and downstairs WC. Upstairs are three bedrooms and a family bathroom. Outside, there is a front garden and a larger-than-average rear garden, ideal for families.



# CHURCHILL AVENUE

- SOUTHSIDE LOCATION • THREE BEDROOM SEMI-DETACHED HOUSE • WELL PRESENTED THROUGHOUT • SPACIOUS LOUNGE / DINER • LARGER-THAN-AVERAGE REAR GARDEN • UTILITY AND DOWNSTAIRS WC • CLOSE TO LOCAL SCHOOLS AND PARKS • EASY ACCESS TO TOWN • BUILT-IN WARDROBES TO BEDROOMS ONE AND TWO • FRONT GARDEN



## LOCATION

A family-based estate, very well established with some parts dating back to the 1930's. The area offers shopping facilities in a number of locations within the estate as well as fast food restaurants, religious centres, community halls and regular bus services reaching in and around the town. The new pedestrian bridge by the Railway Station links the heart of the town centre and Southcourt making all amenities very accessible by foot or cycle. There is a primary school and secondary school on the estate and the area forms part of the Aylesbury Grammar school catchment.

## ACCOMMODATION

The accommodation begins with an entrance hall featuring stairs to the first floor and a useful storage cupboard. The lounge/diner is a bright and spacious room, thoughtfully designed with a built-in media wall and shelving incorporating an electric fireplace. There is ample space for comfortable seating and a dining table, with French doors opening directly onto the rear garden, creating a great flow for everyday living and entertaining. A sliding barn-style door leads through to the kitchen, which is fitted with an inset gas hob and extractor, a butler-style sink, integrated oven and space for a dishwasher.

An inner hallway provides access to a downstairs WC, the utility room and a side door to the exterior.

The utility room offers space for a fridge/freezer, washing machine and tumble dryer, adding valuable practicality to the home.

Upstairs, the first-floor landing has access to the loft and leads to three bedrooms. Bedrooms one and two both benefit from built-in wardrobes, while the third bedroom is ideal as a child's room, guest room or home office. The family bathroom completes the first floor.

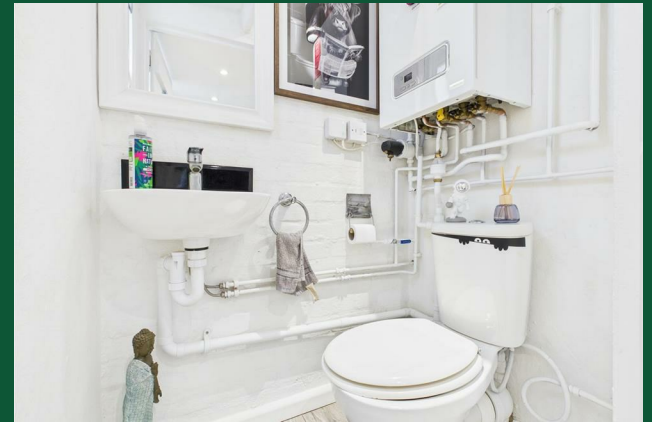
Outside, the property boasts a larger-than-average rear garden, featuring a block-paved patio area ideal for outdoor seating, an expanse of lawn, a shed and gated access to the front. The front garden is attractively arranged with a paved area and lawn, enhancing the property's kerb appeal.

Overall, this is a spacious and well-maintained home in a popular location, offering versatile living space both inside and out.

## AGENTS NOTE

This property is steel framed, non standard construction.

## CHURCHILL AVENUE





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### ADDITIONAL INFORMATION

**Local Authority** – Buckinghamshire

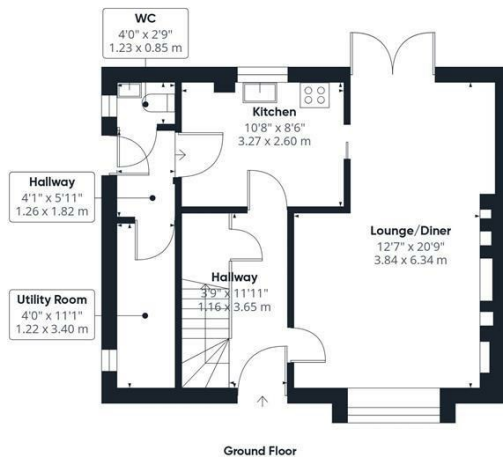
**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – 947.23 sq ft

**Tenure** – Freehold





Approximate total area<sup>(1)</sup>  
892 ft<sup>2</sup>  
82.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	58	73
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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