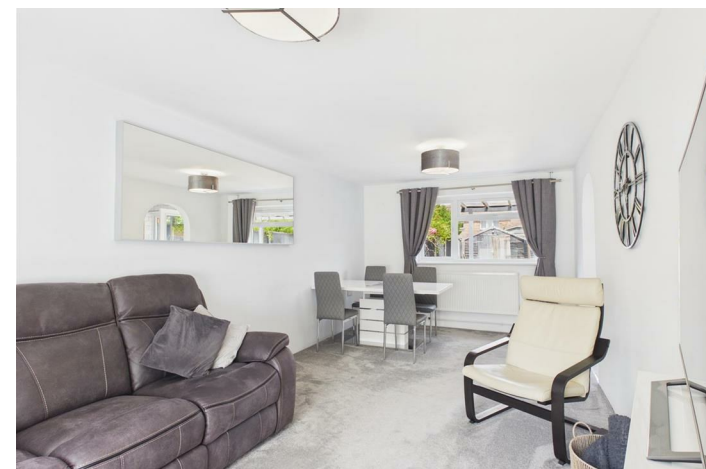




ST. PETERS AVENUE, AYLESBURY, BUCKINGHAMSHIRE

ASKING PRICE £340,000

FREEHOLD

A very well presented three bedroom family home situated in a quiet position overlooking a small green and within walking distance of St Michaels Catholic Secondary School.



ST. PETERS AVENUE

- THREE BEDROOM FAMILY HOME
- WALKING DISTANCE TO ST MICHAELS CATHOLIC SECONDARY SCHOOL
- MODERN FITTED KITCHEN
- FRONT TO BACK LIVING ROOM/DINER WITH SPACE FOR TABLE AND CHAIRS
- WHITE BATHROOM SUITE
- MODERN DECORATION THROUGHOUT THE PROPERTY
- GOOD SIZE, LOW MAINTENANCE REAR GARDEN
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- CLOSE TO LOCAL PARK AND OPEN FIELDS
- EASY CYCLE ACCESS TO AYLESBURY PARKWAY STAION



LOCATION

Situated in the popular north-west side of Aylesbury, St Peters Avenue is a well-established residential location that appeals to families and commuters alike. The area benefits from excellent local amenities, well-regarded schools and convenient transport links.

Families will appreciate being within easy reach of ****St Michael's Catholic School****, while a selection of other primary and secondary schools are also close by.

One of the area's standout features is its access to attractive open green spaces. A network of footpaths and cycle routes leads across open fields, providing pleasant walks and direct access to ****Aylesbury Vale Parkway Station****, making the location ideal for commuters travelling into London or surrounding towns. The nearby St Peter's Greenway offers a scenic, traffic-free route for walking and cycling.

Everyday amenities, including supermarkets, local shops, leisure facilities and healthcare services, are all within easy reach, while Aylesbury town centre is just a short drive away, offering a wider range of shopping, restaurants and entertainment.

Combining a family-friendly setting with green open spaces and excellent connectivity, St Peters Avenue is a highly convenient location for buyers seeking a balance of lifestyle and accessibility.

ACCOMODATION

Situated overlooking a pleasant small green, this well-presented three-bedroom home offers spacious and practical accommodation, making it an excellent choice for first-time buyers, families or investors.

The ground floor features a generous dual-aspect living/dining room, providing an ideal space for both relaxing and entertaining. The modern white fitted kitchen offers a range of wall and base units with ample worktop space and access to the rear garden.

Upstairs, the property comprises three well-proportioned bedrooms, all served by a contemporary bathroom fitted with a modern white suite.

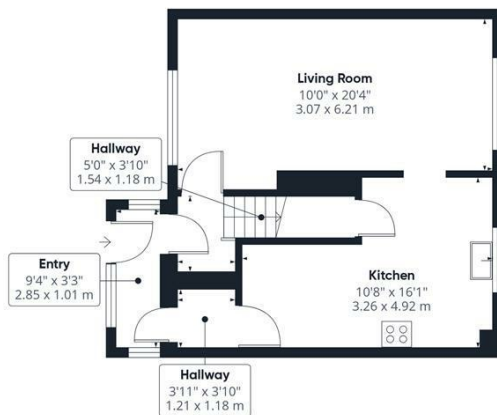
Externally, the property benefits from a low-maintenance enclosed rear garden, perfect for outdoor dining and entertaining with minimal upkeep. To the front, the property enjoys an attractive outlook across a small green, creating a pleasant open aspect.

Further benefits include uPVC double glazing and gas central heating throughout.

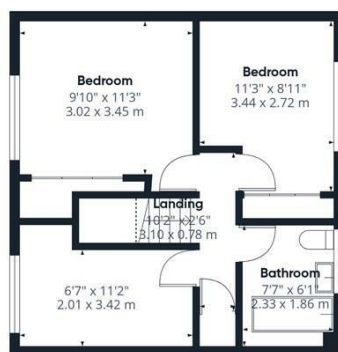
Conveniently located close to local schools, shops, green spaces and transport links, including easy access to Aylesbury Vale Parkway Station, this is a fantastic opportunity to acquire a comfortable home in a popular residential location.

ST. PETERS AVENUE





Ground Floor



Floor 1

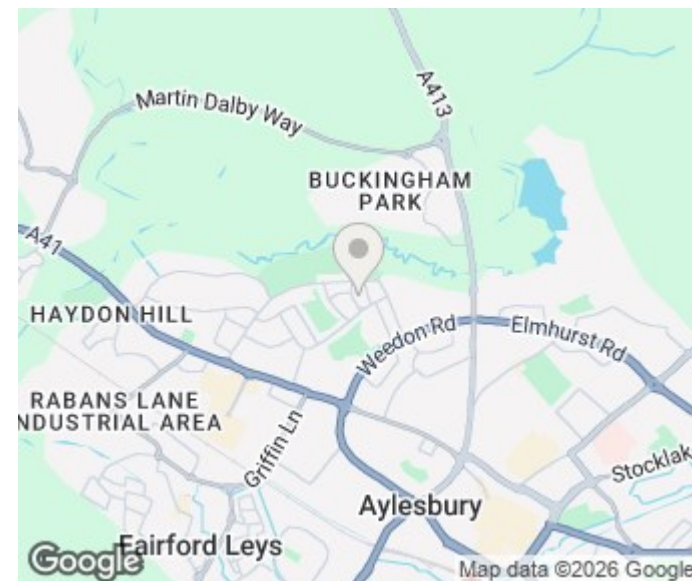
Approximate total area^m
829 ft²
77 m²

(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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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