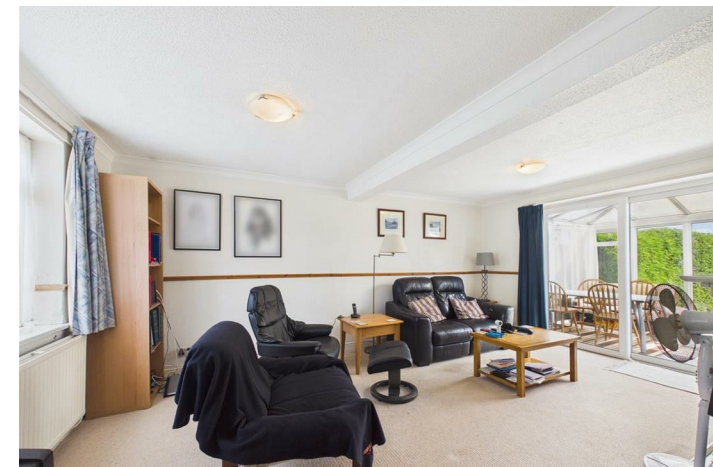




CHURCHILL AVENUE, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £350,000

FREEHOLD

A brick built three bed semi, occupying a generous overall plot, situated within walking distance of Stoke Mandeville Hospital.



CHURCHILL AVENUE

• CHURCHILL AVENUE • WALKING DISTANCE TO THE HOSPITAL AND ASDA • THREE BEDROOMS • BRICK BUILT SEMI WITH POTENTIAL TO EXTEND (STPP) • WALKWAY POSTION TO THE FRONT • REAR ACCESS WITH GATED PARKING FOR MULTIPLE VEHICLES • SECLUDED REAR GARDEN • KITCHEN/BREAKFAST • UTILITY/REAR LOBBY • LIVING ROOM WITH ACCESS INTO CONSERVATORY



LOCATION

Churchill Avenue is conveniently situated on the south-west side of Aylesbury, offering an excellent balance of local amenities, schooling and transport links. The area is particularly popular with families and professionals due to its proximity to everyday conveniences and easy access to the town centre.

Within walking distance is Stoke Mandeville Hospital, one of the region's principal healthcare facilities, making the location especially appealing for NHS employees. Nearby, the Asda Superstore provides comprehensive shopping for day-to-day essentials, while the Stoke Mandeville Stadium, home to the renowned Gutmman Sports Centre, offers outstanding sports, fitness and leisure facilities.

Aylesbury town centre is just a short distance away, providing an extensive range of shopping, restaurants, cafés, entertainment venues and a mainline railway station with regular services to London. The property also benefits from excellent road connections via the nearby A41, A413 and A418, offering straightforward routes towards London, Milton Keynes, Oxford and the surrounding Buckinghamshire countryside.

Combining excellent amenities, leisure facilities and superb transport links, Churchill Avenue is a highly convenient and well-connected location, ideal for a wide range of buyers.

ACCOMODATION

Occupying a pleasant walkway position, this well-presented three-bedroom semi-detached family home enjoys a peaceful setting with the added benefit of rear vehicular access to a generous gated driveway, providing off-road parking for up to four vehicles.

Constructed in traditional brick, the property offers well-proportioned accommodation throughout. The ground floor comprises a welcoming entrance hall with a useful coat storage cupboard, a spacious kitchen/breakfast room and a practical utility/rear lobby providing access to the garden.

To the first floor, the landing benefits from loft access and serves three well-proportioned bedrooms, including two generous double bedrooms and a good-sized single bedroom, together with a family bathroom fitted with a modern white suite.

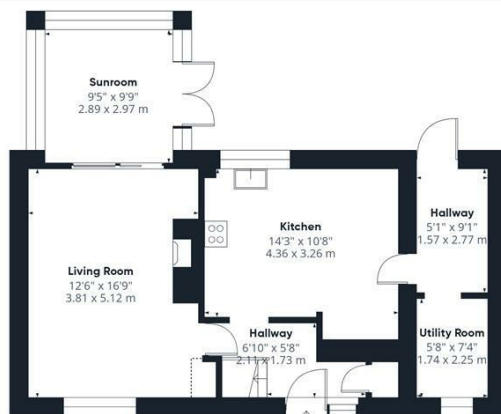
Further benefits include double glazing and gas-fired central heating throughout.

Outside, the property enjoys a particularly spacious and secluded rear garden, offering an excellent degree of privacy and ample space for outdoor entertaining, family activities or keen gardeners. The combination of the substantial gated driveway, peaceful walkway location and generous outdoor

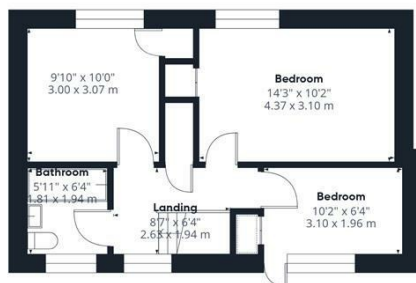
space makes this an ideal home for first-time buyers, growing families and those seeking excellent off-road parking.

CHURCHILL AVENUE





Ground Floor



Floor 1

Approximate total area⁽¹⁾
1027 ft²
95.4 m²

Reduced headroom
5 ft²
0.5 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(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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