



**COVENTON ROAD, QUARRENDON, AYLESBURY**

**PRICE £350,000**

**FREEHOLD**

An extended three bedroom home with driveway parking to the front. Walking distance to St Michaels Catholic Secondary School and offered with no onward chain.



## COVENTON ROAD

- NORTH SIDE OF AYLESBURY • NO UPPER CHAIN • THREE BEDROOM TERRACED HOUSE • DRIVEWAY PARKING • CLOSE TO SCHOOLS AND LOCAL AMENITIES • ENCLOSED REAR GARDEN • WRAP AROUND LIVING/DINING ROOM • GOOD SIZED BEDROOMS



### LOCATION

The estate is situated to the north of Aylesbury's town centre with good access by road towards the A41 north/M40 and heading south to the M25. The estate sides onto fields on its northern edge offering plenty of opportunity for Dog Walking. Further amenities include: Two primary schools, a Secondary School, Doctors surgery, Convenience stores, Chemists, Pub restaurant and several children's playgrounds. Aylesbury Parkway Station is situated fairly close by and can be direct accessed by foot or bicycle from the 'Waddesdon Greenway'.

### ACCOMMODATION

The accommodation begins with an entrance hall providing access to the first floor via stairs and leading through to the main living space. The property benefits from a spacious wrap-around living/dining room, creating a bright and versatile area ideal for both relaxing and entertaining. A feature fireplace forms an attractive focal point, while sliding patio doors open directly onto the rear garden, allowing for plenty of natural light.

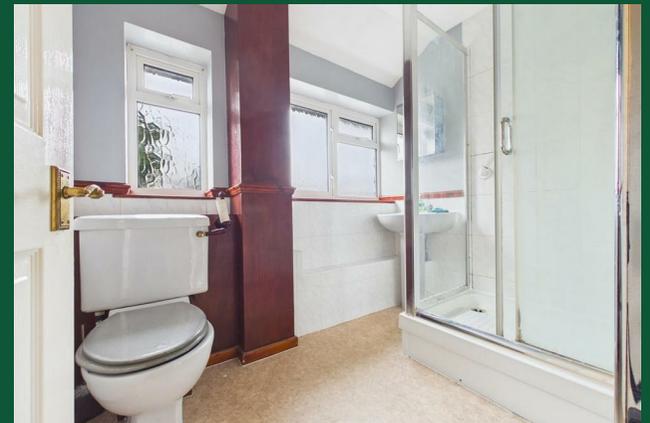
The kitchen is fitted with a range of units and includes an inset electric hob and oven, integrated fridge freezer and space for a washing machine. A door from the kitchen also provides access to the garden.

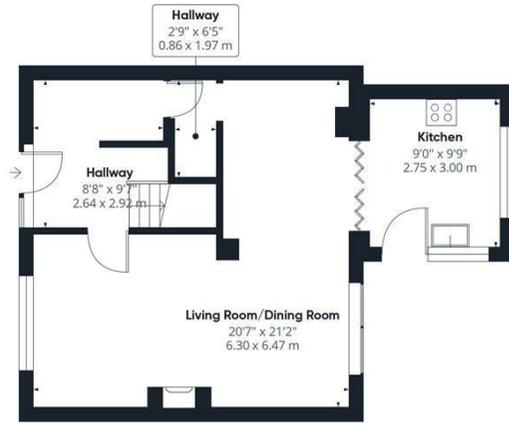
To the first floor, there are three well-proportioned

bedrooms. The main bedroom benefits from built-in wardrobes and additional fitted units, offering excellent storage. The remaining bedrooms are ideal for family members, guests, or home office use. The bathroom comprises a shower cubicle, wash hand basin and WC.

Externally, the rear garden features a patio area leading onto a lawn, with a garden shed for additional storage. To the front, the property offers a driveway, alongside a lawned area.

# COVENTON ROAD





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
912 ft<sup>2</sup>  
84.8 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)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(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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