



 MyHaus Brighton
Sales & Lettings



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**2 Bed
House
located in**

 MyHausProperty
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2 Clifton Green
Aylesbury
HP19 9JW



Offers In The Region Of
£340 000

Set within a well-established residential pocket of Quarrendon, this two-bedroom semi-detached home offers a solid layout, generous outside space and clear potential for future extension (subject to the usual consents).

Inside, the ground floor flows comfortably with a bright living room leading through to a separate dining area, creating a sociable space that works just as well for everyday living as it does for entertaining. The kitchen sits to the rear, with direct access out to the garden, making it practical and easy to use. Upstairs, there are two well-proportioned bedrooms alongside a modern shower room, all arranged off a central landing.

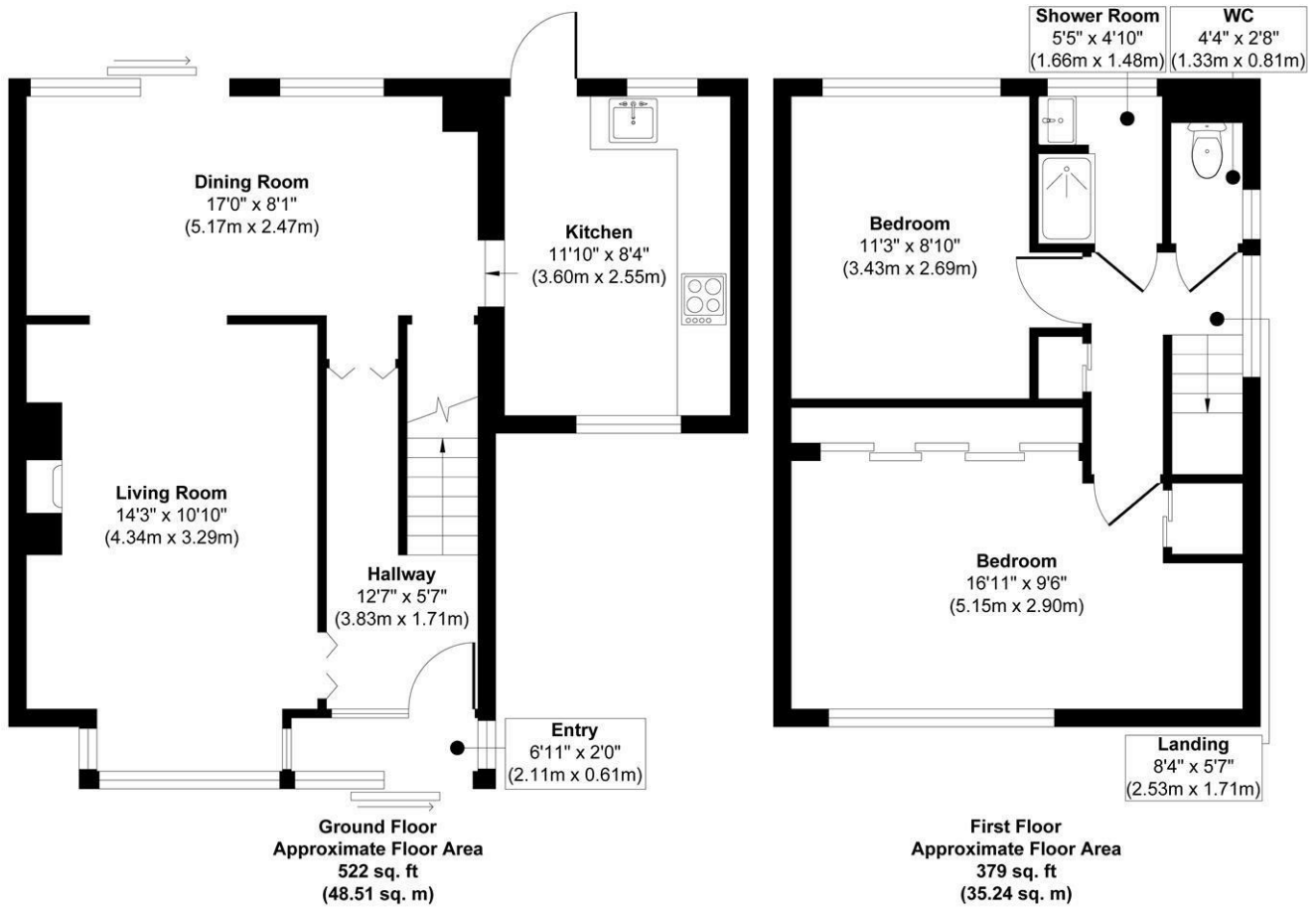
Outside, the property really comes into its own. A long driveway to the front provides off-street parking, while the rear garden offers a private outdoor space with access to the garage — ideal for storage, hobbies or future conversion potential. There are gardens to both the front and rear, giving the home a balanced, open feel.

The property has recently undergone repair and improvement works and benefits from a certificate of structural adequacy, along with an associated guarantee for the completed works. For full details, our team would be very happy to talk this through with you.

Quarrendon is particularly popular for its sense of community and everyday convenience. Playing fields, local schools and green spaces are all within walking distance, while shops, medical



Clifton Green



Approx. Gross Internal Floor Area 901 sq. ft / 83.75 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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

DIRECTIONS

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