





**£325,000**

A three bedroom end of terrace family home in a cul-de-sac position on the popular Lavender Grange development.. The home has been recently redecorated internally and externally. Downstairs cloakroom. Double glazing, gas central heating to radiators. the rear garden is private and well stocked with shrubs and plants. The home is ideally placed for local schools and shops. Aylesbury town centre is less than a mile away with excellent shopping, restaurants, theatre, cinema complex and leisure facilities. The mainline station connects to London Marvlebone in 55 minutes.

# Property Description

## ENTRANCE

Composite front door opens to:

## ENTRANCE HALL

Doors to all rooms.

## CLOAKROOM

Low level wc, wash hand basin, radiator.

## LOUNGE/DINER 15' 3" x 15' 6" (4.64m x 4.72m)

Aspect to the rear, door to understairs cupboard, two radiators, coving to ceiling, double glazed sliding patio door to the rear.

## KITCHEN 8' 0" x 9' 1" (2.44m x 2.77m)

Range of storage units at base and eye level, one and a half bowl single drainer sink unit, plumbing for washing machine, wall mounted gas boiler serving central heating and hot water, radiator, fitted oven, four ring gas hob and extractor.

## LANDING

Stairs rise to the landing, coving to ceiling, access to loft space, door to airing cupboard housing lagged hot water cylinder.

## BEDROOM ONE 8' 10" x 12' 0" (2.69m x 3.65m)

Aspect to the rear, radiator, two built in wardrobes.

## BEDROOM TWO 8' 3" x 10' 2" (2.51m x 3.10m)

Aspect to the front, radiator, coving to ceiling.

## BEDROOM THREE 6' 2" x 9' 3" (1.88m x 2.82m)

Aspect to the rear, radiator, coving to ceiling.

## BATHROOM

Panelled bath with shower unit and shower screen, low level wc, pedestal wash hand basin, radiator.

## OUTSIDE

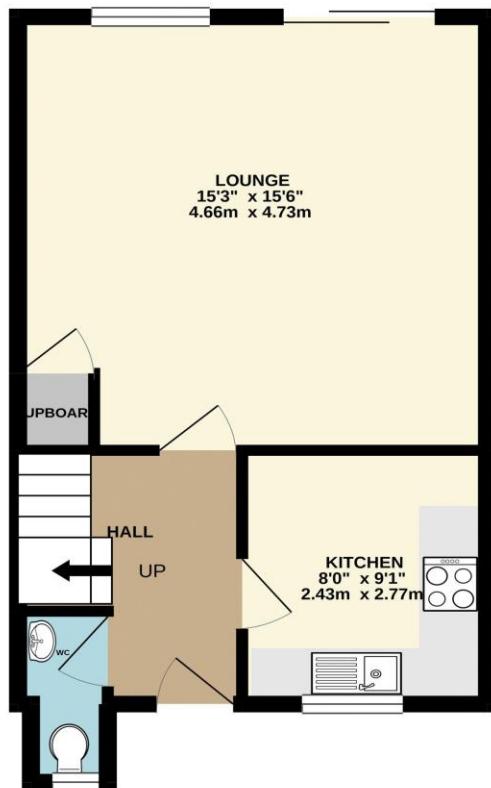
## PARKING

Directly to the front of the property.

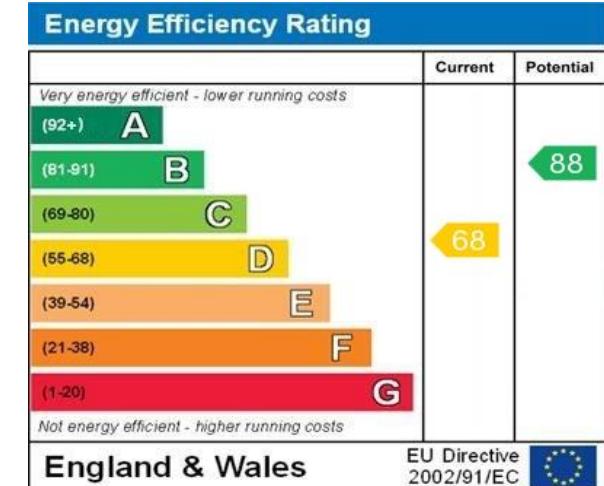
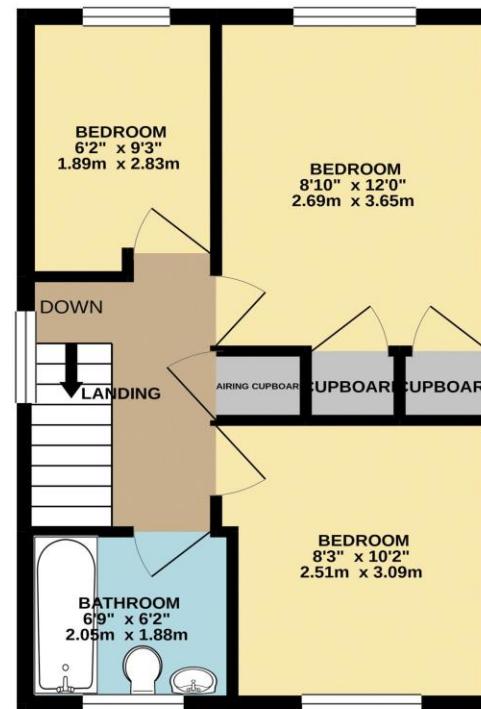
## REAR GARDEN

Patio area, lawns, various shrubs and plants.

GROUND FLOOR  
383 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.4 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floor plan shown here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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