



Cleveland Road, Aylesbury



Williams



Cleveland Road

Aylesbury

Spacious three bedroom end terrace with two kitchens, front-to-back lounge, downstairs WC, low-maintenance private garden, timber outbuilding, and peaceful pedestrian setting.

This well-presented three bedroom end of terrace home offers spacious and flexible accommodation, ideal for families or those seeking extra living space. The ground floor features a welcoming front-to-back lounge and dining area, perfect for relaxing or entertaining guests. The property benefits from two kitchens, providing versatility for meal preparation or additional storage. A convenient downstairs WC adds to the practicality of the layout. Set along a pedestrian walkway, the home enjoys a peaceful setting with minimal passing traffic, contributing to a sense of privacy and security.

To the rear, the property boasts a south-easterly facing enclosed garden designed for low-maintenance living. Paved areas create inviting spaces for outdoor seating and dining, making it easy to enjoy the warmer months. Established planting and a mature tree introduce greenery and character, while timber fencing and brick walling ensure the garden remains private and secure. A substantial timber outbuilding offers valuable additional storage, suitable for gardening equipment or outdoor furniture. This garden space is well suited to a variety of lifestyles, providing a pleasant environment for relaxation or social gatherings. Viewing is highly recommended to appreciate the full potential of this home and its outdoor space.



Ground Floor

The property is entered via a hallway, with stairs rising to the first floor and access to a convenient ground floor WC. The living room provides a generous reception space with ample room for both seating and dining furniture, with glazed doors opening directly onto the rear garden. The extended kitchen is fitted with a contemporary range of wall and base units with work surfaces over, integrated appliances and space for further appliances. A breakfast bar provides space for informal seating, while the additional kitchen area offers further storage and preparation space, creating a practical layout for everyday living.

First Floor

The first floor is arranged around a central landing, providing access to three well-proportioned bedrooms. Two of the bedrooms provide comfortable double accommodation with ample space for freestanding furniture, while the third offers flexibility as a child's room, guest bedroom or home office. Completing the first floor is a modern family shower room, fitted with a shower enclosure, wash basin and WC.

Garden

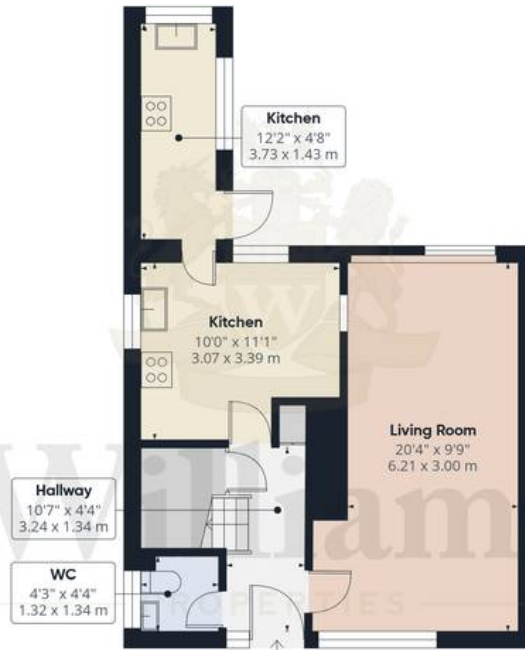
The property benefits from a south-easterly facing enclosed rear garden, arranged in a low-maintenance style with paved areas providing ample space for outdoor seating and dining. Established planting and a mature tree add greenery and character, while timber fencing and brick walling enclose the boundaries. A substantial timber outbuilding provides useful additional storage.







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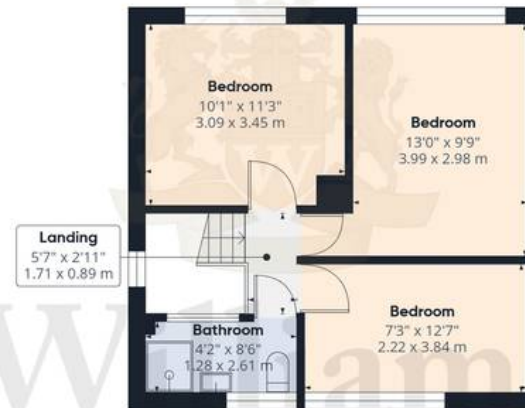


Floor 0

Approximate total area⁽¹⁾

867 ft²

80.7 m²



Floor 1

(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.

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