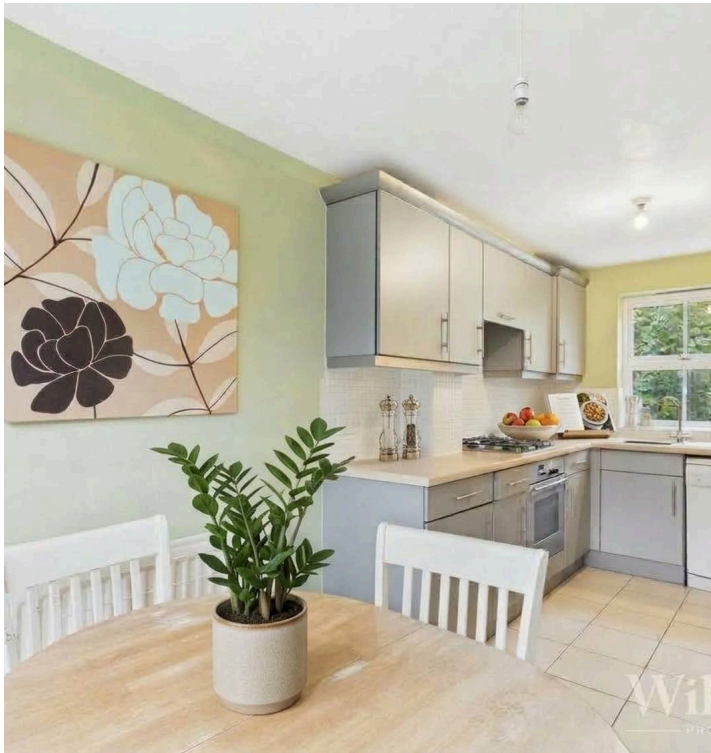




11 Wixon Path, Aylesbury

Guide Price £300,000



11 Wixon Path

Aylesbury

This two-bedroom home offers practical accommodation across two floors, with a private rear garden and garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



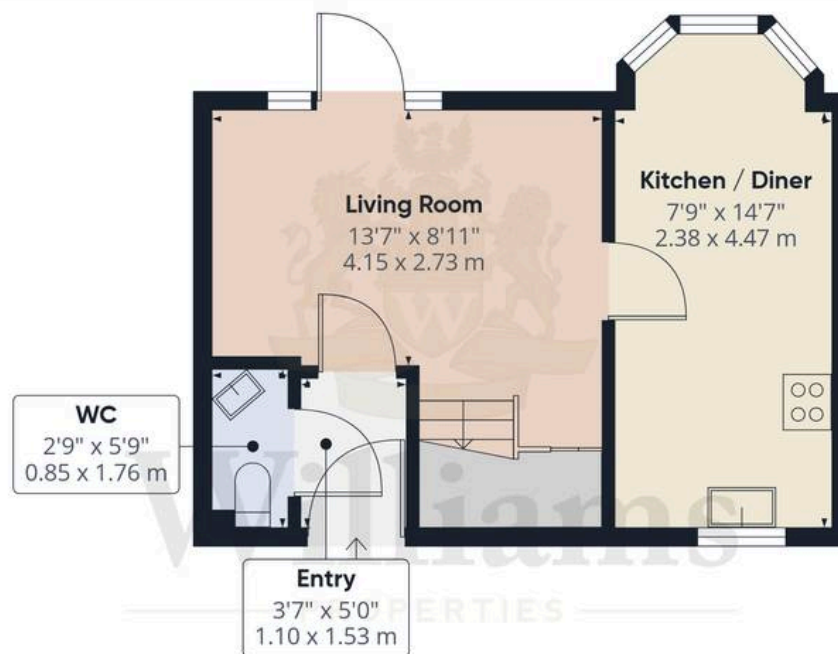
Ground Floor

The property is entered via a hallway with stairs rising to the first floor and access to the ground floor rooms, including a WC. To the front, the reception room provides a comfortable living space with a box bay window and room for lounge furniture. To the rear, the kitchen/diner is fitted with a range of wall and base units with work surfaces over, integrated oven and hob, and space for further appliances, with room for a dining table and access out to the rear garden.

First Floor

The first floor is arranged off the landing and provides two bedrooms and a family bathroom. The principal bedroom is a good-sized double room with space for freestanding furniture and a built-in storage cupboard, while the second bedroom offers flexibility as a child's room, guest room or home office. The family bathroom is fitted with a bath and shower over, wash basin and WC.



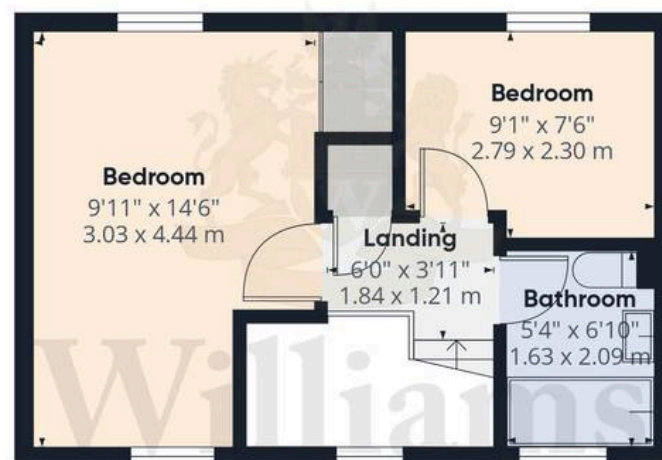


Floor 0

Approximate total area⁽¹⁾

594 ft²

55.2 m²



Floor 1

(1) Excluding balconies and terraces

Calculations
3C standa
approxima
floor plan is

