



35 Little Orchards, Aylesbury

Guide Price **£299,950**



35 Little Orchards

Aylesbury

Immaculate two-bed terraced home in a cul-de-sac, modern kitchen and bathroom, south-west garden, four parking spaces, no chain. Ideal for first-time buyers or investors.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

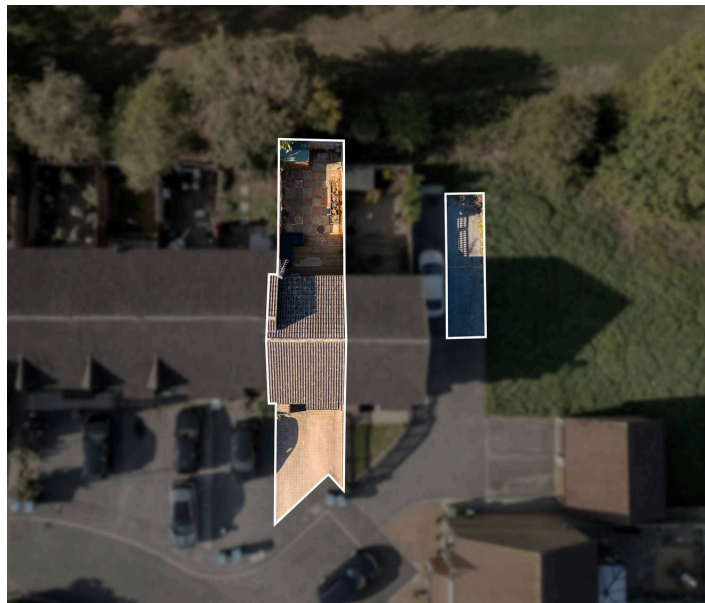


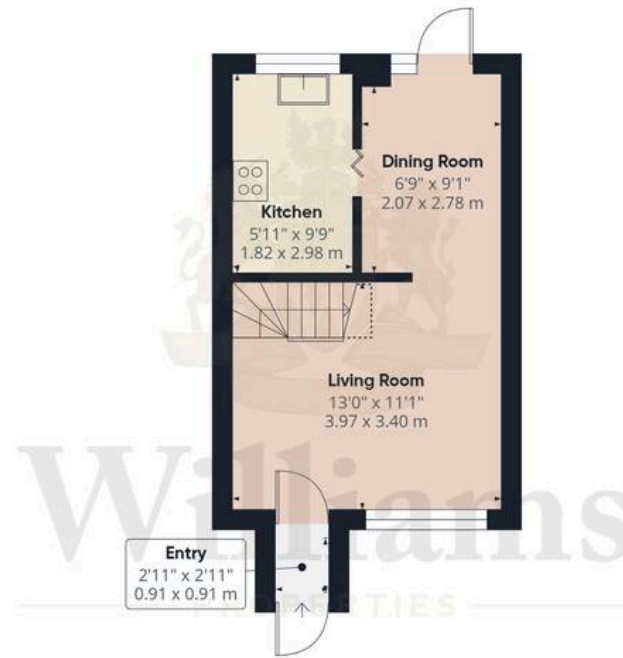
Ground Floor

The property is entered via an entrance area leading directly into the living room, providing a comfortable reception space with ample room for seating furniture and stairs rising to the first floor. To the rear, the kitchen is fitted with a range of wall and base units with work surfaces over, integrated oven and hob, and space for further appliances. An opening leads through to the dining room, providing space for a dining table and chairs, with a door offering direct access to the rear garden.

First Floor

The first floor is arranged around a central landing, providing access to two well-proportioned bedrooms. The larger bedroom offers comfortable double accommodation with ample space for freestanding furniture and fitted wardrobes, while the second bedroom provides flexible accommodation suitable as a guest room, child's room or home office. Completing the first floor is a family bathroom, fitted with a bath with shower over, wash basin and WC, complemented by neutral tiling and a heated towel rail.





Floor 0



Floor 1



Approximate total area⁽¹⁾

528 ft²

49 m²

Reduced headroom

9 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations
3C standa
approxima
floor plan is