



12 Francis Ave, Aylesbury

Aylesbury

£460,000

## 12 Francis Ave

Aylesbury, Aylesbury

Stylish 4 bed, 3 storey townhouse with open plan kitchen, private garden, study, master suite with apex window, smart tech, near Aylesbury station, schools, shops and parks.

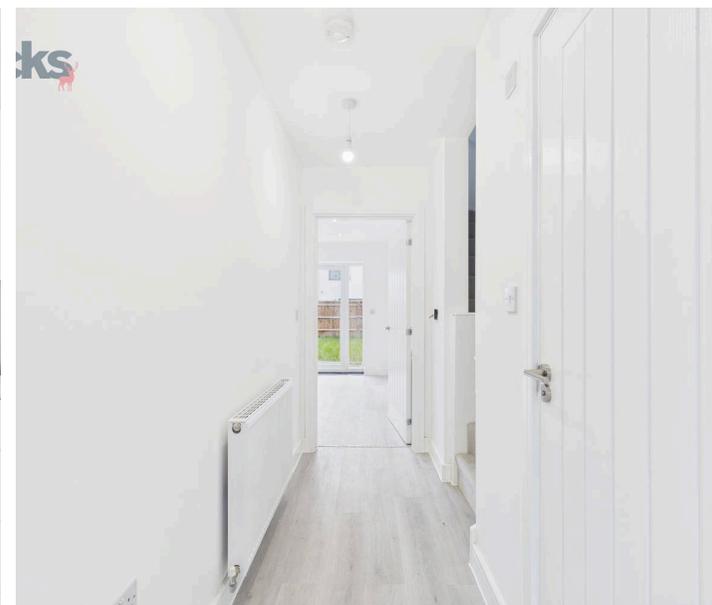
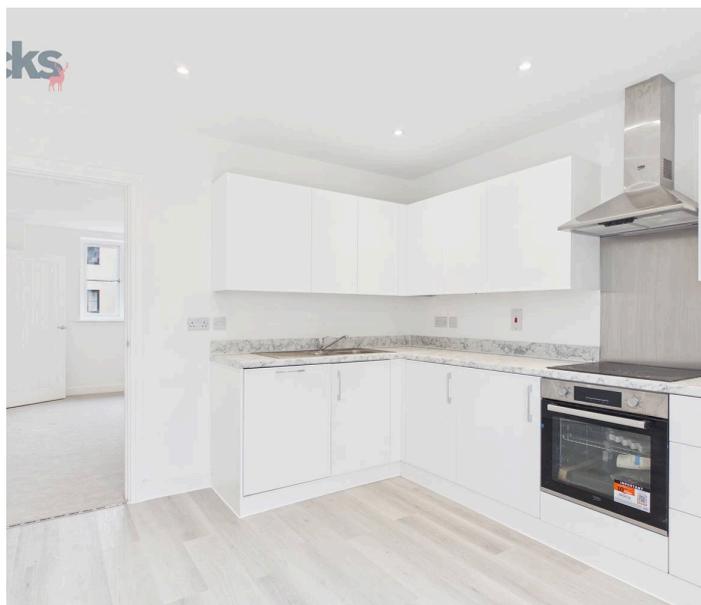
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 1,467 SQFT across three beautifully designed floors.
- Four generous bedrooms including a stunning top floor master suite.
- Large apex feature window filling the master bedroom with light.
- Open plan kitchen and dining area with double doors to the garden.
- Separate living room for cosy evenings.
- First floor study, perfect for working from home.
- Sleek family bathroom, ensuite and guest toilet.
- Three allocated parking spaces with electric vehicle charging point.
- Smart Daikin air source heat pump with mobile app control.
- Ten year Buildzone warranty for complete peace of mind.





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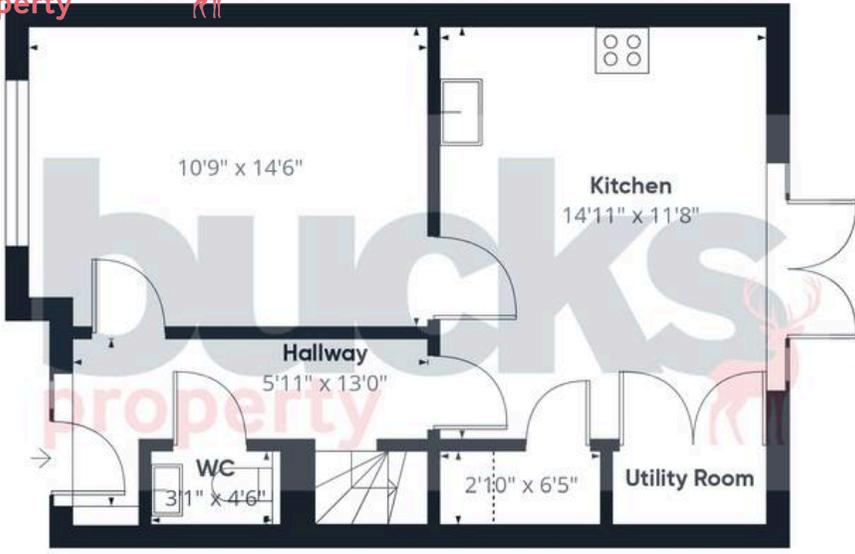
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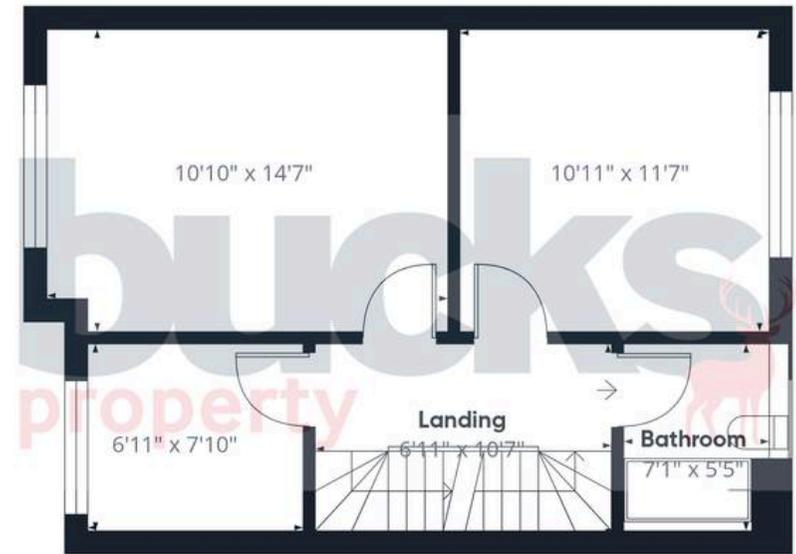
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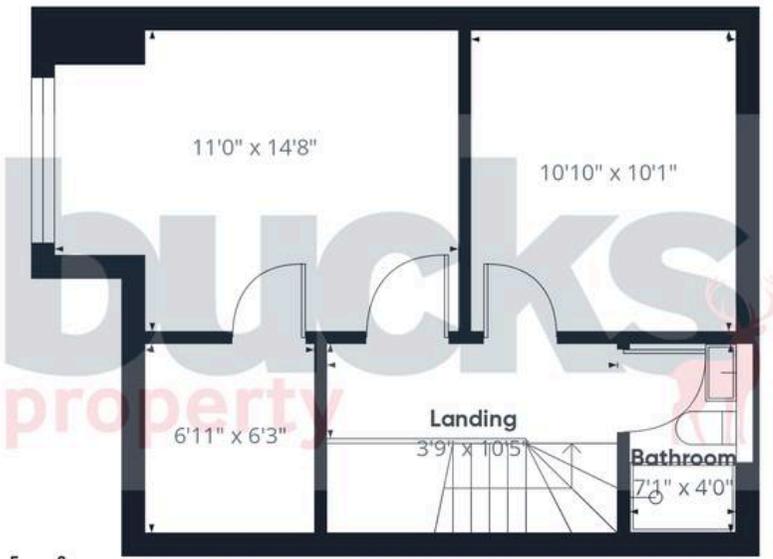




First Floor



Floor 2



Floor 3

**Approximate total area<sup>(1)</sup>**  
1467 ft<sup>2</sup>

**Reduced headroom**  
6 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



## Bucks Property

Registered Office (UK) Ltd, 167-169 Great Portland Street - W1W 5PF

01494853003

[sales@bucksproperty.co.uk](mailto:sales@bucksproperty.co.uk)

[bucksproperty.co.uk/](https://bucksproperty.co.uk/)