



Orwell Drive, Aylesbury HP21 9UE



welcome to

Orwell Drive, Aylesbury

Nestled on the highly sought-after Hawkslade development in southern Aylesbury, this inviting end of terrace home offers spacious and versatile living, perfect for first-time buyers, professional couples, or young families. Conveniently located close to local amenities and within easy reach of Stoke Mandeville Hospital, this property combines a peaceful residential setting with excellent access to everyday essentials. Inside, the home features an extended layout designed for modern living, including an entrance hall and a handy cloakroom for guests. At the heart of the property lies a bright and spacious living room, offering ample space for relaxation and entertaining. An additional sunroom, awash with natural light, provides a tranquil spot for reading or enjoying views over the mature gardens. The well-appointed kitchen provides everything needed for busy mornings and family meals.



Upstairs, the property offers two generously sized double bedrooms, providing comfortable and well-proportioned living accommodation. These rooms are served by a family bathroom, thoughtfully positioned for convenience. Externally, the home truly shines, boasting well-maintained gardens to the front, rear, and side — perfect for outdoor dining, keen gardeners, or simply relaxing in the open air. Further enhancing the appeal is ample off-road parking, complemented by a private driveway and garage, making this an exceptionally practical choice for homeowners with one or more vehicles.



Accommodation Comprises

Hall/Porch

Cloakroom

Living Room

15' 10" x 12' 7" (4.83m x 3.84m)

Kitchen/ Diner

12' 6" x 9' 5" (3.81m x 2.87m)

Conservatory/Sun Room

10' 5" x 9' 7" (3.17m x 2.92m)

First Floor & Landing

Bedroom One

11' x 10' 7" (3.35m x 3.23m)

Bedroom Two

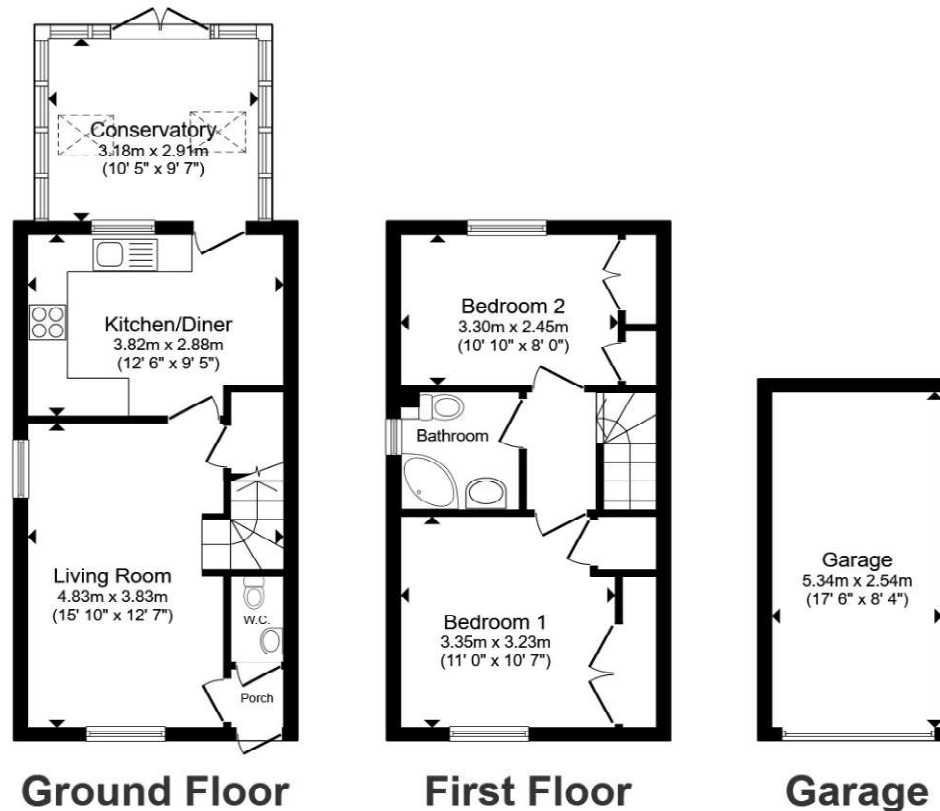
10' 10" x 8' (3.30m x 2.44m)

Bathroom

Outside

Garden

Driveway & Garage



Total floor area 82.7 m² (890 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

Orwell Drive, Aylesbury

- EXTENDED END OF TERRACE
- DRIVEWAY & GARAGE
- CLOAKROOM & BATHROOM
- TWO DOUBLE BEDROOMS
- GARDENS TO FRONT, REAR & SIDE

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£340,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AYL116614 - 0002

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