



**Connells**

Cornbrook Road  
Aylesbury





### Property Description

Connells are pleased to welcome to the market this immaculately presented three double bedroom end of terraced home on Cornbrook Road, Aylesbury. Comprising of entrance porch, entrance hall, downstairs w.c., MODERN RE-FITTED kitchen with INTEGRATED APPLIANCES, very well presented family lounge, recently decorated additional reception room / dining room, three double bedrooms, MODERN RE-FITTED bathroom and larger than average low maintenance rear garden. It also benefits from driveway parking to the side and is set within walking distance to local shops and amenities. Viewing is highly advised, call on for more information or to book a viewing.

### KEY FEATURES:

- **THREE DOUBLE BEDROOMS**
- **MODERN RE-FITTED BATHROOM**
- **MODERN RE-FITTED KITCHEN**
- **DOWNSTAIRS WC**
- **DRIVEWAY PARKING**
- **CLOSE TO STOKE MANDERVILLE HOSPITAL**



### Entrance Porch

Double glazed window to front aspect, radiator, tiled flooring.

### Entrance Hall

Door to front, fully tiled.

## Cloakroom

Fitted suite comprising low level wc, wash hand basin, heated towel rail, double glazed window to front aspect, fully tiled.

## Lounge

12' 11" x 11' 9" ( 3.94m x 3.58m )  
Double glazed window to front aspect, LED lighting, radiator.

## Dining Room

11' 9" x 8' 7" ( 3.58m x 2.62m )  
Patio doors to rear garden, radiator, carpet.

## Kitchen

11' 9" x 9' 7" ( 3.58m x 2.92m )  
Fitted kitchen comprising wall and base units, work surfaces, gas hob and electric oven with cookerhood, sink with drainer, plumbing for washing machine and dishwasher, space for fridge/freezer, breakfast bar, tiled flooring, double glazed window to rear aspect, door to garden.

## Bedroom One

10' x 11' 10" ( 3.05m x 3.61m )  
Double glazed window to front aspect, radiator, carpet.

## Bedroom Two

8' 3" x 11' ( 2.51m x 3.35m )  
Double glazed window to rear aspect, radiator, carpet.

## Bedroom Three

7' 2" x 8' 3" ( 2.18m x 2.51m )  
Double glazed window to rear aspect, radiator, carpet.

## Bathroom

Fitted suite comprising low level wc, wash hand basin, bath with mixer taps and shower over, fully tiled, double glazed window to rear aspect.

## Outside

## Rear Garden

Patio garden area.

## Parking

Parking on the driveway to the side of the property.

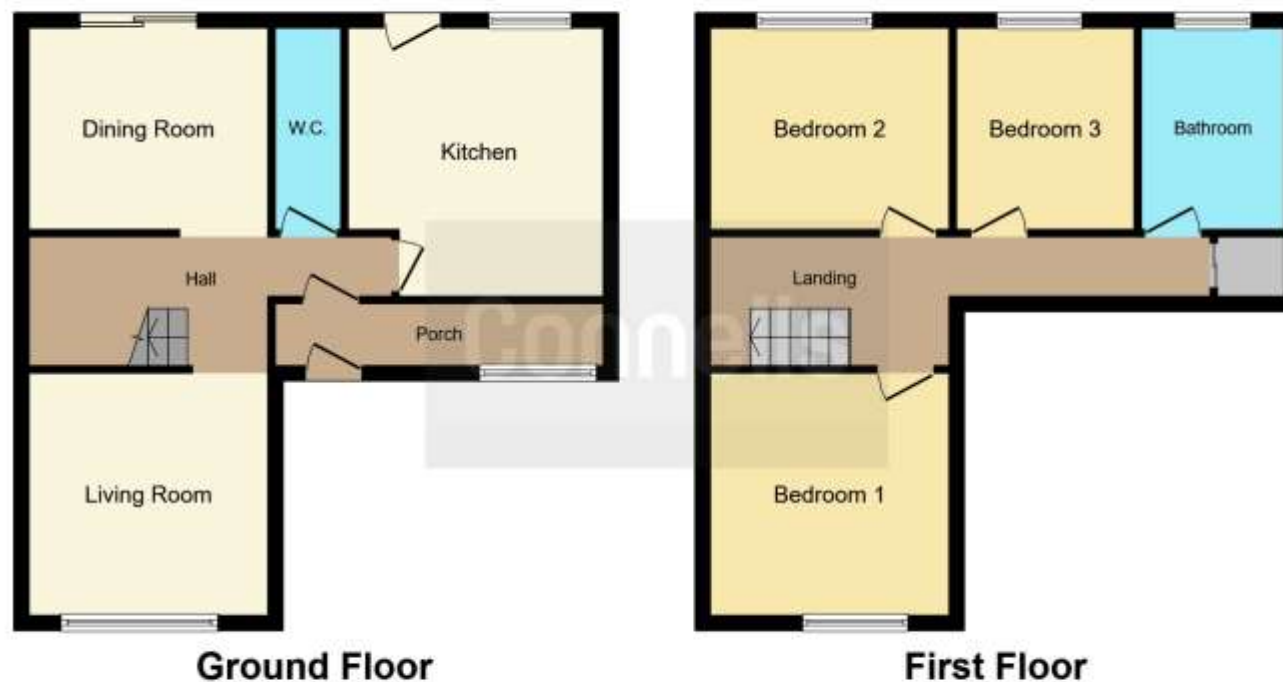












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/ALS309831](https://www.connells.co.uk/Property/ALS309831)



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