



Connells

Olivier Way  
Aylesbury





## Property Description

CONNELLS are very pleased to welcome to the market this spacious two bedroom house located on the popular Southside of Aylesbury and close proximity to good local schools.

This lovely presented home comprises of:

Entrance hall, generous front lounge with feature fireplace, rear fitted kitchen / dining room with doors to garden, upstairs you will find two double bedrooms both with larger than average built in wardrobes all with access to a separate WC and bathroom.

To the front of the property is a good size driveway for two vehicles and to the rear of the property is a low maintenance garden offering rear access.

Internal viewing of this property is highly recommended.

## Entrance Hall

Door to front, radiator, vinyl flooring.

## Lounge

12' 2" max x 12' 3" max ( 3.71m max x 3.73m max )

Double glazed window to front aspect, radiator, understairs storage, carpet.

## Kitchen/diner

15' 9" max x 8' 8" max ( 4.80m max x 2.64m max )

Fitted kitchen comprising wall and base units, work surfaces, sink with drainer, radiator, space for fridge/freezer, tiling to splashback areas, gas hob with electric oven, double glazed window to rear aspect, patio doors to rear.

## Bedroom One

12' 1" max x 9' 4" max ( 3.68m max x 2.84m max )

Double glazed window to rear aspect, built-in wardrobes, radiator, carpet.

## Bedroom Two

12' 5" max x 8' 10" max ( 3.78m max x 2.69m max )

Double glazed window to front aspect, built-in wardrobe, radiator, carpet.

## Bathroom

Fitted suite comprising bath with mixer taps, wash hand basin, radiator.

## Separate Wc

Low level wc, radiator, vinyl flooring.

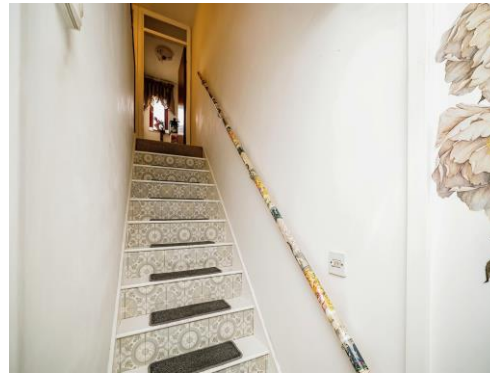
## Outside

## Front Garden

Patio driveway, surrounding shingle beds.

## Rear Garden

Laid to lawn area, shingle, patio area.



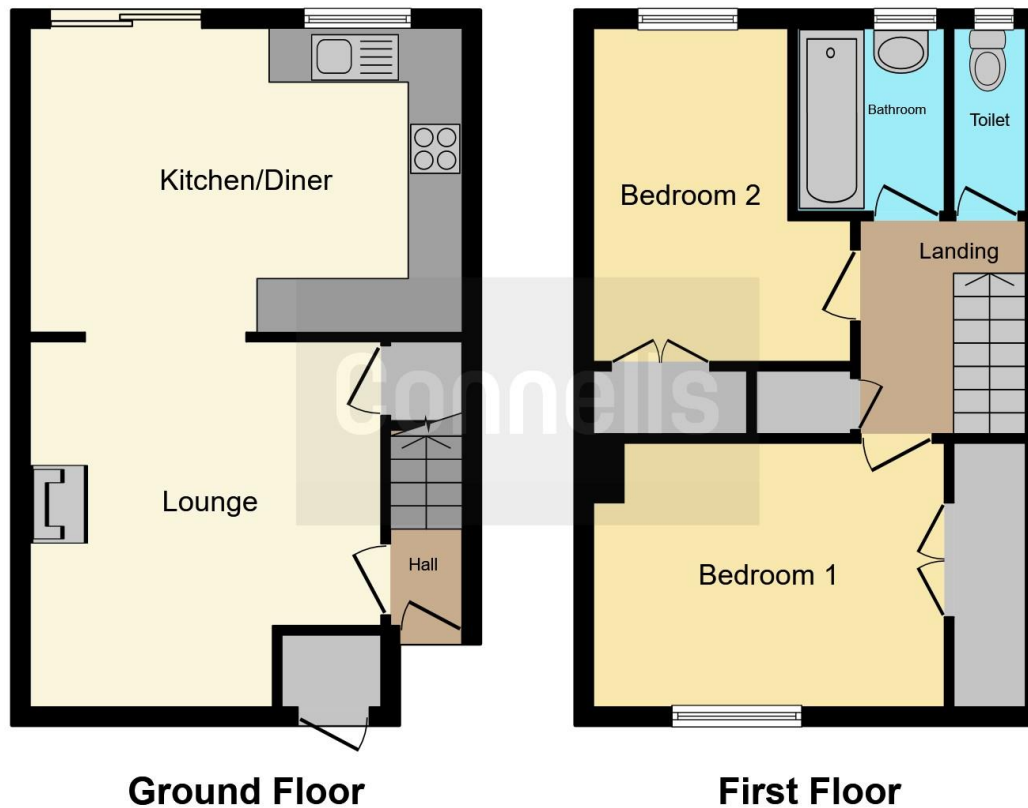












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

To view this property please contact Connells on

**T 01296 395 111**  
**E aylesbury@connells.co.uk**

2 Temple Street  
 AYLESBURY HP20 2RH

**EPC Rating: D**

**view this property online [connells.co.uk/Property/ALS311276](http://connells.co.uk/Property/ALS311276)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ALS311276 - 0005