



Connells

Laxton Road
Aylesbury



Property Description

Connells are delighted to bring to the market this well presented three bedroom family home in the very popular Berryfields development with just a short walk to Aylesbury Vale train station. This property is spacious and modern and offers a fitted kitchen with integrated appliances. The property also has to offer a large living room with french doors leading on to a lovely rear garden. There are three good sized bedrooms with an en suite to the principal bedroom and a garage with power & light.

Entrance Hall

Door to front, Window to side, Carpet.

Cloakroom

Wash hand basin, Vinyl flooring, Part tiled, Radiator, WC.

Lounge

13' 11" x 12' 6" (4.24m x 3.81m)
French doors to rear, Carpet, Radiator.

Kitchen

12' 3" x 8' 9" (3.73m x 2.67m)
Window to front, Wall and base units, Integrated Dishwasher, Washing machine and Fridge Freezer. Sink with drainer, Extractor fan, Boiler.

Landing

Carpet

Bedroom One

21' 8" x 13' 8" (6.60m x 4.17m)
Window to front and rear, Carpet, Two x radiator

Bedroom Two

13' 10" x 12' 6" (4.22m x 3.81m)
Window to rear, Carpet, Radiator.

Bedroom Three

9' 5" x 7' 7" (2.87m x 2.31m)
Window to front, Carpet, Radiator.

Bathroom

Wash hand basin, Heated towel rail, Bath with mixer, Vinyl flooring, Part tiled, Extractor fan, WC.

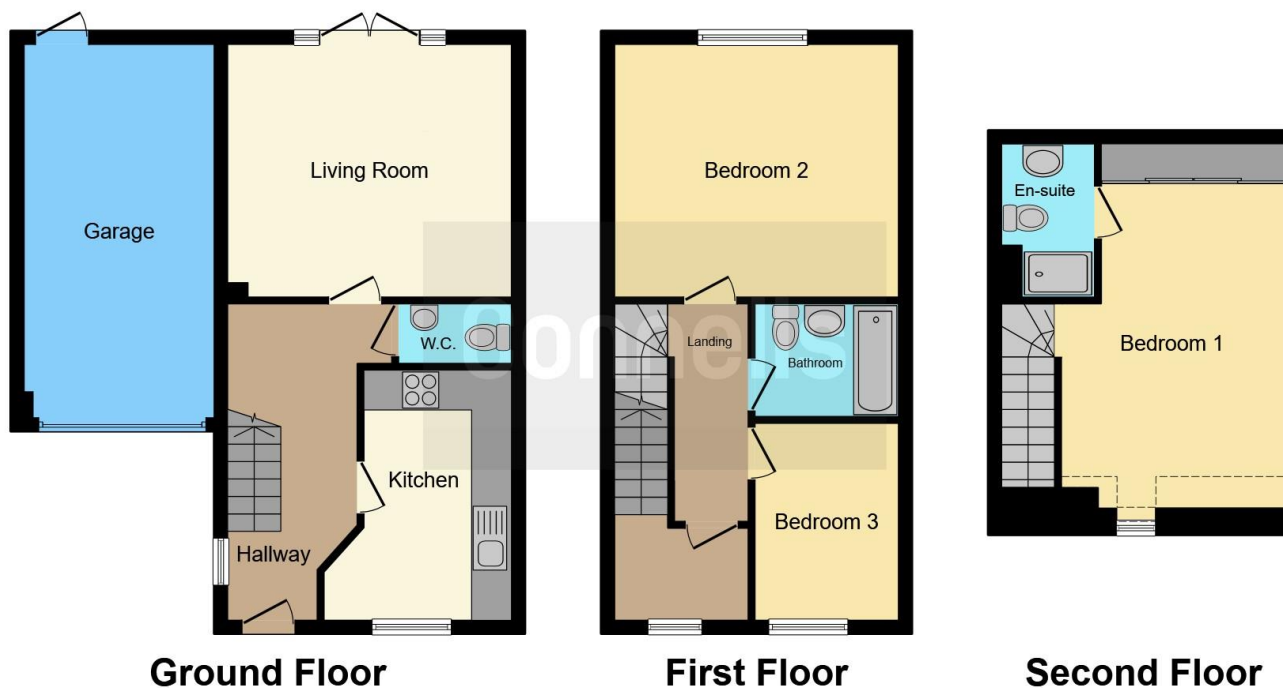
Rear Garden

Patio, shingle surrounded with beds, Railway sleeper border with laid lawn and rear decking.









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.focalagent.com

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EPC Rating: B

view this property online connells.co.uk/Property/ALS311476

Tenure: Freehold



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