



Connells

Mandeville Road
AYLESBURY



Property Description

CONNELLS are delighted to bring to the market this well-located and spacious three bedroom semi-detached family home situated within Stoke Mandeville and within walking distance to great schools and Aylesbury town centre.

This property is also offered to the market with NO UPPER CHAIN and offers great space and potential to extend further (stpp).

Accommodation comprises of:

Entrance hall, lounge to the front with open feature fireplace, separate dining room with open feature fireplace and French doors leading to garden, modern fitted kitchen with plenty of cupboard space, three bedrooms all with access to a beautiful bright and airy family bathroom and loft access.

To the front of the property is generous driveway with dropped curb as well as mature front garden area and to the rear of the property is a delightful raised patio leading to laid lawn and timber built shed at the end. The rear garden also benefits from two/three outbuildings fitted with plumbing current used as external WC, utility area, outside bar and storage.

Internal viewing of this property is highly recommended!

Entrance Hall

Door to front, Window to side, Hardwood floor, Radiator.

Lounge

12' 1" x 11' 9" (3.68m x 3.58m)
Window to front, Hardwood floor, Open fireplace.

Dining Room

11' 9" x 11' 8" (3.58m x 3.56m)
Door to rear, Window to front, Hardwood floor,

Open fireplace.

Kitchen

11' 9" x 7' 9" (3.58m x 2.36m)
Door to rear, Part tiled, Wall and base units, Freestanding appliances, Rayburn gas stove/heating, Integrated microwave, Tiled floor.

Landing

Carpet, Radiator, Loft access.

Bedroom One

11' 9" x 11' 1" (3.58m x 3.38m)
Window to rear, Carpet, Radiator.

Bedroom Two

11' 9" x 12' 6" (3.58m x 3.81m)
Window to front, Carpet, Radiator.

Bedroom Three

6' 8" x 8' 5" (2.03m x 2.57m)
Window to front, Carpet, Radiator.

Bathroom

Window to rear, Tiled flooring, Bath with mixer, Shower overhead, Wash hand basin, Airing cupboard, Part tiled.

Front Garden

Driveway, Block paved.

Rear Garden

Side access, Large raised patio to laid lawn, Timber shed.

Parking

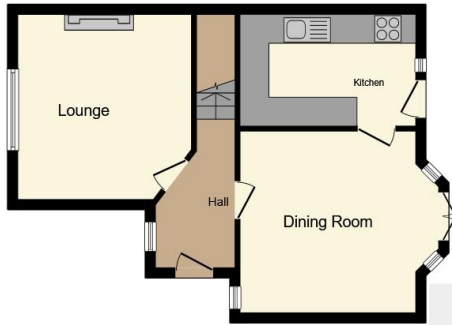
Driveway

Outbuilding

8' 5" x 3' 5" (2.57m x 1.04m)

Power & Lighting





Ground Floor



First Floor



Outbuilding

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

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: E

[view this property online connells.co.uk/Property/ALS311495](http://www.connells.co.uk/Property/ALS311495)



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.

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