



**Connells**

Pemberton Close  
Aylesbury



## Property Description

**\*\*NO UPPER CHAIN\*\*** CONNELLS are delighted to welcome to the market this spacious and previously extended **FOUR/FIVE BEDROOM DETACHED FAMILY HOME** situated within the **HIGHLY SOUGHT AFTER** Elm Farm of Aylesbury being within **WALKING DISTANCE TO SCHOOLS!**

The property comprises of:

Entrance hall, larger than average family living room, rear aspect kitchen / diner with underfloor heating, generous separate dining room, additional reception room / ground floor bedroom five, ground floor wet room, utility room with space for appliances, rear conservatory.

To the first floor are four good size bedrooms with en-suite to master bedroom and all with access to a modern fitted family bathroom.

At the rear of the property is well appointed rear garden with purpose built pergola and with access to the front of the property you will find a multiple car driveway with potential to extend.

Internal viewing of this property is highly recommended.

## Entrance Hall

Door to the front, window to side, laminate

underfoot, radiator.

## Living Room

20' 11" x 12' 6" ( 6.38m x 3.81m )  
Window to the front, laminate, radiator.

## Reception Room Two

24' 3" x 7' 9" ( 7.39m x 2.36m )  
Window to the front, laminate underfoot, radiator.

## Reception Room Three / Bed 5

15' 6" x 8' 4" ( 4.72m x 2.54m )  
Carpet underfoot, window to front, radiator.

## Kitchen / Diner

17' 8" x 8' 8" ( 5.38m x 2.64m )  
Window and french doors to rear, laminate underfoot, wall and base units, space for gas hob and oven, sink / drainer, boiler, integrated microwave.

## Utility Room

3' 9" x 8' ( 1.14m x 2.44m )  
Door to conservatory, wall and base units, sink / drainer.

## Conservatory

8' 7" x 9' 9" ( 2.62m x 2.97m )  
Doors to the rear, windows to the side, laminate underfoot.

## Cloakroom / Wetroom

WC, wash hand basin, shower cubicle, tiling underfoot.

## Landing

Airing cupboard and loft access, carpet underfoot.

## Bedroom One

13' 2" x 9' 4" ( 4.01m x 2.84m )

Window to front, carpet underfoot, radiator.

## En-Suite

Window to side, fully tiled, WC, wash hand basin, towel radiator, tiling underfoot, bath / mixer.

## Bedroom Two

11' 10" x 8' ( 3.61m x 2.44m )

Window to the front, carpet underfoot, radiator.

## Bedroom Three

8' 6" x 8' 9" ( 2.59m x 2.67m )

Window to rear, carpet underfoot, radiator.

## Bedroom Four

8' 8" x 8' 9" ( 2.64m x 2.67m )

Window to rear, carpet underfoot, radiator.

## Front Garden

concrete base driveway for multiple vehicles with laid to lawn beside offering potential to extend driveway.

## Rear Garden

Patio underfoot, patio based side alley way, laid to lawn, pergola with decking underfoot, sleeper flower beds to the rear.

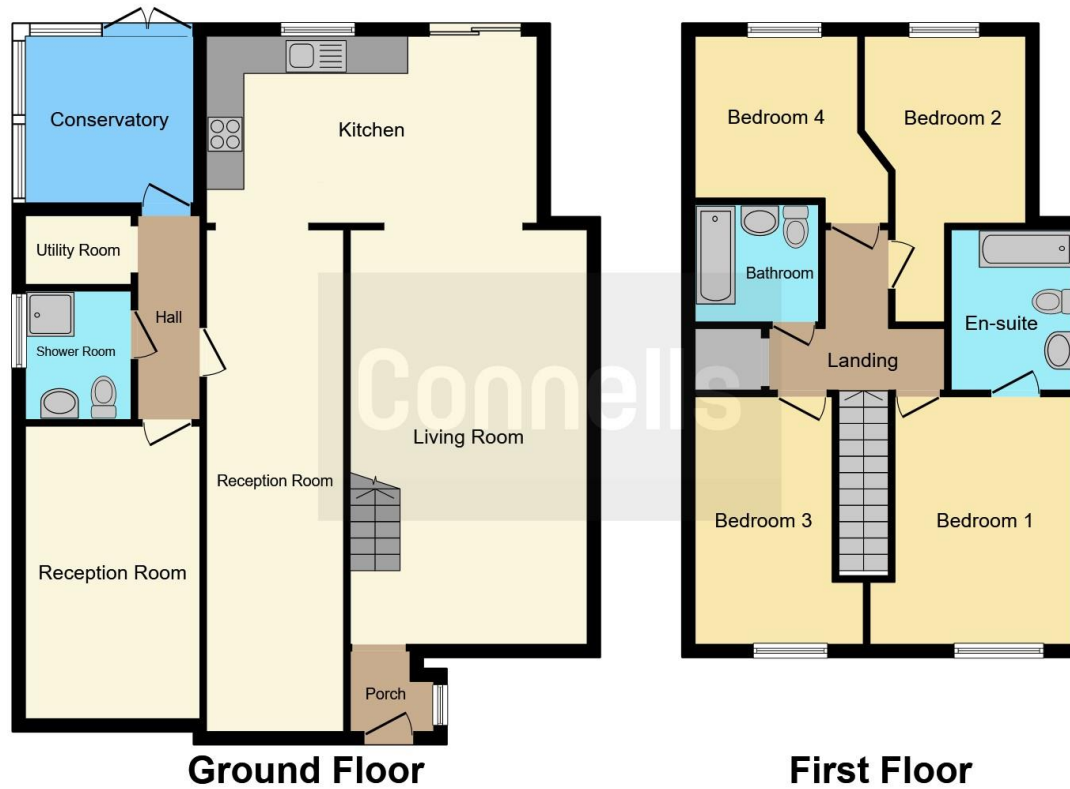
## Parking

Driveway Parking









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01296 395 111**  
**E [aylesbury@connells.co.uk](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
 AYLESBURY HP20 2RH

**EPC Rating: C**

**view this property online [connells.co.uk/Property/ALS311499](http://connells.co.uk/Property/ALS311499)**

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: ALS311499 - 0004