



Connells

Ivinghoe View
Aylesbury



Property Description

CONNELLS Aylesbury are very pleased to bring to the market this wonderful and spacious FIVE BEDROOM SEMI-DETACHED family home located within a very quiet CUL-DE-SAC on the sought after SOUTH-SIDE of Aylesbury with easy access to all its extensive facilities such as shops, Doctors surgery, schooling and as well as being a short drive to main line train station and A41 bypass offered to the market with NO UPPER CHAIN!

This delightful property comprises of:

Entrance porch, entrance hall, front sitting room, modern fitted kitchen / breakfast room with doors leading to bright and airy conservatory, fully functioning utility room with access to downstairs toilet and cloakroom with access to integral garage offering potential to convert.

To the first floor you will find five spacious bedrooms making this an ideal family home, also on the first floor is a well presented family bathroom just off the generous landing with fully boarded loft access offering amazing space for storage.

To the front of the property is a multiple car driveway with access to the side of the property and to the rear is a generous private landscaped garden offering even more potential to further extend (sstp) and a well-constructed timber built workshop benefiting from power and lighting making this ideal for converting or adding a summer house / home office.

Internal viewing of this property is highly recommended.

Entrance Porch

Door to front, window to front and side, tiling underfoot.

Entrance Hall

Door to front, laminate underfoot.

Lounge

14' 5" x 12' 3" (4.39m x 3.73m)
Window to front, gas fireplace, radiator, laminate underfoot.

Downstairs Cloakroom

Window to rear, part tiling, WC, wash hand basin.

Kitchen / Breakfast Area

17' 8" x 9' 9" (5.38m x 2.97m)
Window to rear and door to the rear, tiling underfoot, wall and base units, breakfast bar, freestanding american style fridge / freezer, sink/drainer, freestanding gas hob and electric oven, part tiling.

Utility Room

11' 1" x 4' 1" (3.38m x 1.24m)
Door to rear, tiling underfoot, space for washing machine and dryer, radiator, part tiling. Window to side

Conservatory / Sun Room

17' 8" x 6' 5" (5.38m x 1.96m)
Window and door to rear, door to side, electric heater, tiling underfoot.

Landing

Carpet underfoot, loft access which is fully boarded with lighting

Bedroom One

12' 5" x 10' 4" (3.78m x 3.15m)
Window to front, laminate underfoot, radiator.

Bedroom Two

10' 2" x 10' (3.10m x 3.05m)

Window to rear, carpet underfoot, Airing cupboard, built in wardrobe.

Bedroom Three

11' Restricted Head Height x 11' 2" (3.35m Restricted Head Height x 3.40m)

Window to front, carpet underfoot, radiator.

Bedroom Four

Irregular Shaped Room 11' 1" Restricted Head Height x 11' 8" Restricted Head Height (3.38m Restricted Head Height x 3.56m)

Window to rear, carpet underfoot, radiator.

Bedroom Five

9' 7" x 7' 2" (2.92m x 2.18m)

Window to front, carpet, radiator, built in storage.

Family Bathroom

Window to rear, bath / mixer with electric shower fitted, part tiling, WC, wash hand basin, laminate underfoot.

Front Garden / Driveway

Part patio driveway with dropped curb, surrounding flower bed and laid lawn

Rear Garden

Mature garden, enclosed fencing w/ side access, mainly laid to lawn, patio, upper patio with pergola overhead, side access

Driveway

Driveway for multiple cars

Garage

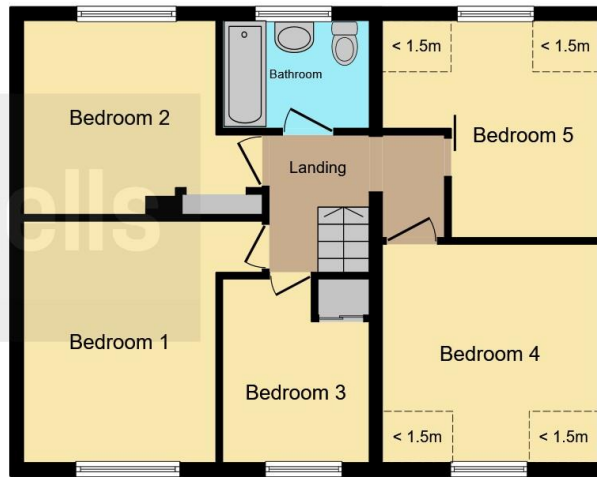
11' 2" x 18' 9" (3.40m x 5.71m)

Up and over door, power and lighting, potential to convert.





Ground Floor



First Floor



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

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EPC Rating: D

view this property online connells.co.uk/Property/ALS311589

Tenure: Freehold



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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.

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