



**Connells**

Aspen Close  
Aylesbury



## Property Description

CONNELLS are delighted to bring to the market this STUNNING two double bedroom terraced home located on the ever popular Coppice development set away from the road on a quiet walkway position.

The property benefits many recent improves such as renovated kitchen, well-presented rear conservatory with bi-folding doors and well-decorated throughout.

Overall accommodation comprises of:

Entrance hall, modern fitted kitchen with integrated appliances, spacious lounge with bi-folding doors leading to conservatory / dining room fitted with power and heating, two double bedrooms, fitted family bathroom all with access to a boarded loft with ladder.

To the front of the property is a quaint front garden with decking and storage, to the rear is timber built shed, enclosed fencing and artificial lawn with rear access to OPEN FIELDS.

Parking is also offered with this property as TWO ALLOCATED SPACES.

## Entrance Hall

Door to front, Tiled floor, radiator.

## Lounge

13' 7" x 11' 8" ( 4.14m x 3.56m )  
Doors to Sunroom, Carpet, radiator.

## Kitchen

11' x 5' 9" ( 3.35m x 1.75m )  
Window to front, Tiled flooring, Wall & base units, Part tiled, Sink with drainer, Electric hob & oven, Integrated fridge freezer, Freestanding washing machine.

## Sun Room

9' 1" x 8' 6" ( 2.77m x 2.59m )  
French doors to rear, Tiled floor, Radiator.

## Bedroom One

8' 11" x 9' 7" ( 2.72m x 2.92m )  
Window to rear, Built in wardrobes, Radiator, Laminate flooring.

## Bedroom Two

9' 1" x 8' 5" ( 2.77m x 2.57m )  
2 x Windows to front, Built in Wardrobe, Airing cupboard, Laminate flooring, Radiator.

## Bathroom

Wash hand basin, Bath with mixer and shower overhead, Tiled flooring, Heated towel rail, Part tiled, WC.

## Outside

## Front Garden

2 x Storage bins, Centre pathway, Laid lawn, Decking.

## Rear Garden

Timber built shed, Artificial lawn, Enclosed fencing, Rear access to field.

## Parking

Off street parking with 2 allocated spaces.









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)

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

2 Temple Street  
 AYLESBURY HP20 2RH

**EPC Rating: C**

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Tenure: Freehold



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