



Connells

Walton Dene
Aylesbury



Property Description

Connells are delighted to bring to the market this spacious four/five bedroom detached family home nestled within a peaceful cull-de-sac within walking distance of local grammar schools.

To the front of the property is a generous driveway for multiple vehicles, entrance porch leading to hallway with storage cupboards. The ground floor comprises of a beautiful renovated modern kitchen, two reception rooms, utility room, study, downstairs shower room and rear access to a large enclosed garden with various shrubs, trees and an additional vegetable patch and greenhouse.

To the first floor there are three double bedrooms with an ensuite to the master and a family bathroom. The loft has been converted into a fully functional fourth bedroom.

This property is offered with no onward chain.

Entrance Porch

Door to front, tiling underfoot

Entrance Hall

Door to front, hardwood flooring, radiator, under stairs storage cupboard

Shower Room

Window to rear, tiling underfoot, wc, whb, tiling underfoot, shower cubicle, ex fan, fan heater

Study

8' 3" x 7' 11" (2.51m x 2.41m)

Window to front, carpet underfoot, radiator. Sized to accomodate a single bedroom if desired with access to shower room

Lounge

13' 10" Into bay window x 11' 9" (4.22m Into bay window x 3.58m)

Bay window to front, radiator, carpet, gas fireplace

Dinning Room

8' 11" x 8' 5" (2.72m x 2.57m)

Window to side, carpet, radiator, pantry under stairs

Sitting room

11' 11" x 9' 9" (3.63m x 2.97m)

Carpet underfoot, gas fireplace

Rear Extension End Room

13' 8" x 9' 7" (4.17m x 2.92m)

Patio doors to rear, radiator, carpet, serving hatch

Kitchen

13' 2" x 8' 11" (4.01m x 2.72m)

Window to side and rear, door to side, vinyl flooring underfoot, wall and base units, gas hob and gas double oven, sink/drain, part tiling and space for dishwasher and fridge

freezer

Utility Room

11' 10" x 6' (3.61m x 1.83m)

Doors to rear, tiling underfoot, base units, space for wm, dw and fridge

Landing

Carpet underfoot, loft access

Master Bedroom

16' 10" x 7' 10" (5.13m x 2.39m)

Windows to front, carpet, radiator

Ensuite

Windows to rear, part tiling, whb, wc, shower cubicle, towel radiator, ex fan

Bedroom Two

13' 7" x 11' (4.14m x 3.35m)

Bay window to front, carpet, built in wardrobes, radiator

Bedroom Three

11' 11" x 9' 9" (3.63m x 2.97m)

Window to rear, carpet, radiator, wash hand basin with splash back tiling to surround ,cupboard storage

Bedroom Four

14' 1" x 14' 8" (4.29m x 4.47m)

Window to rear, carpet, radiator, whb with splash back tiling to surround

Bathroom

Window to rear, vinyl flooring underfoot, whb, fully tiled, airing cupboard

Wc

Window to side, vinyl flooring, wc

Rear Garden

Patio to front, laid to lawn, greenhouse, vegetable patch, base for summer house

Parking

Driveway parking

Garage

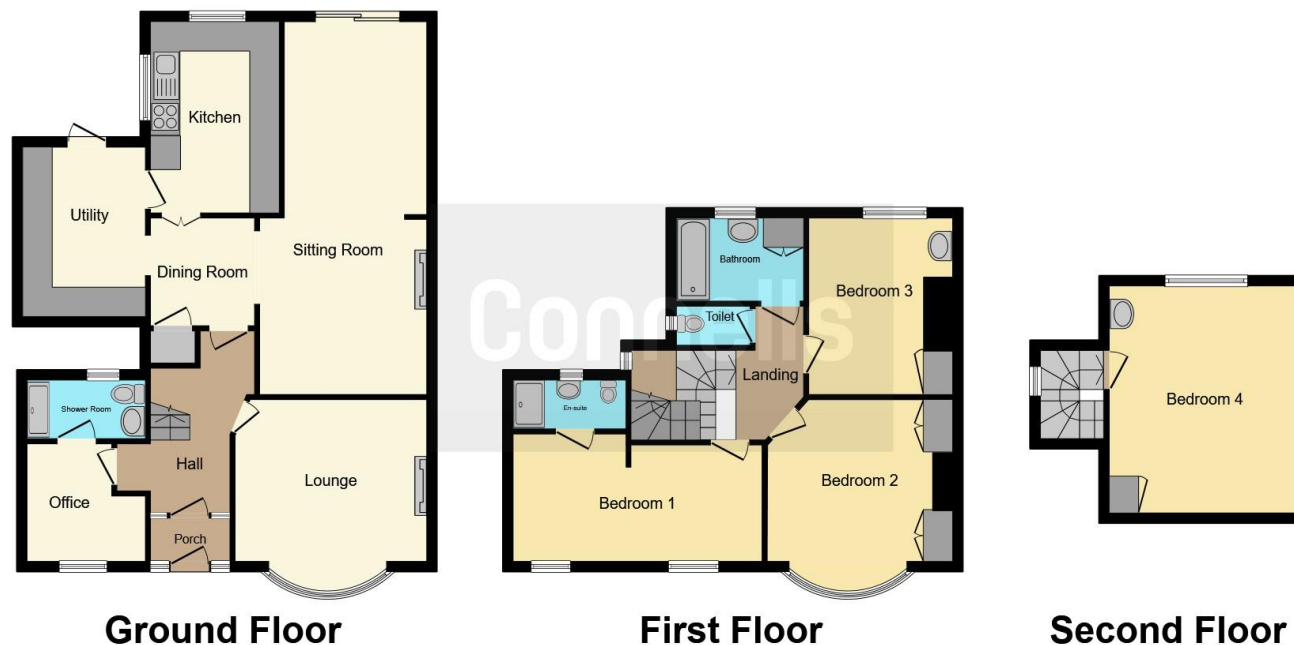
21' 10" x 8' 6" (6.65m x 2.59m)

Detached garage with electric power and lighting, and electric roller-shutter door









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: D

Tenure: Freehold

view this property online connells.co.uk/Property/ALS311395



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALS311395 - 0012