



Connells

Wilson Path
Aylesbury



Property Description

Connells are delighted to bring to the market this well presented THREE bedroom end of terraced family home which boasts ample living space and a great location for those looking to be close to transport links to London.

Offering TWO RECEPTION ROOMS, utility room, downstairs wc, modern kitchen and a great rear garden which boasts a fully functional summer house.

To the first floor houses three double bedrooms with an ensuite to the master bedroom and a family bathroom. The loft access is through the landing which is fully boarded and offers power and light.

There is parking to the rear of the property for multiple vehicles and local parks within walking distance. This property is part of a new development which is covered within the 10 year NHBC warranty. The location benefits a short walk from Aylesbury vale train and bus station and town centre is within close distance.

Call Connells on 01296 395111 to register your interest

Entrance Hall

Door to front, carpet underfoot, radiator

Cloakroom

Wc, whb, radiator, vinyl flooring underfoot, part tiling

Lounge

18' 10" x 9' 9" (5.74m x 2.97m)

Window to front, carpet, radiator x 2, french doors to rear

Dining Room

9' 9" x 9' 3" (2.97m x 2.82m)

Window to rear, vinyl flooring underfoot, radiator

Kitchen

9' 2" x 8' (2.79m x 2.44m)

window to rear, vinyl flooring underfoot, wall and base units with integrated fridge/freezer, dishwasher and gas hob/electric oven and sink/drainer

Utility Room

6' 5" x 5' 5" (1.96m x 1.65m)

Door to rear, washing machine, sink/drainer, boiler and radiator

Landing

Carpet underfoot, loft access with full boarding and lighting

Master Bedroom

11' max x 13' 6" max (3.35m max x 4.11m max)

Window to front,carpet,radiator

Ensuite

Vinyl flooring underfoot,window to front,wc,whb,shaving point,radiator, shower cubicle

Bedroom Two

10' 7" max x 9' 3" max (3.23m max x 2.82m max)

Window to front,storage cupboard,carpet,radiator

Bedroom Three

10' max x 6' 7" max (3.05m max x 2.01m max)

Window to rear, carpet, radiator

Bathroom

Window to rear, vinyl flooring, wc,whb,bath with mixer tap, part tiling

Rear Garden

Astro turf, timber shed, summer house and side access to front of property

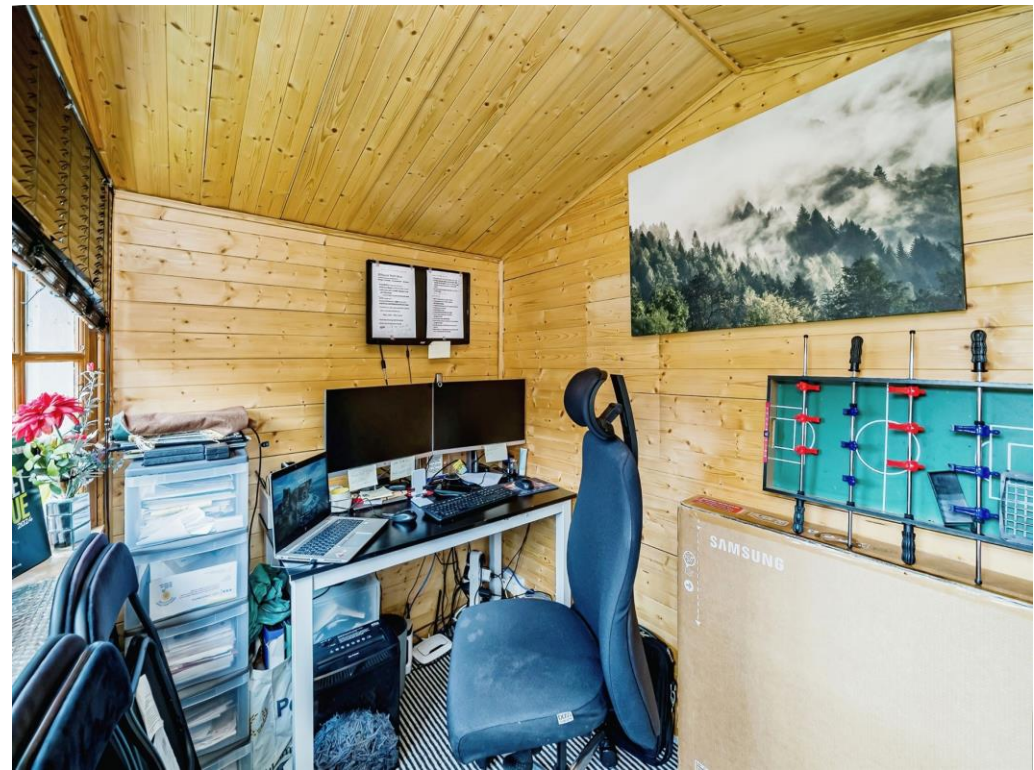
Summer House

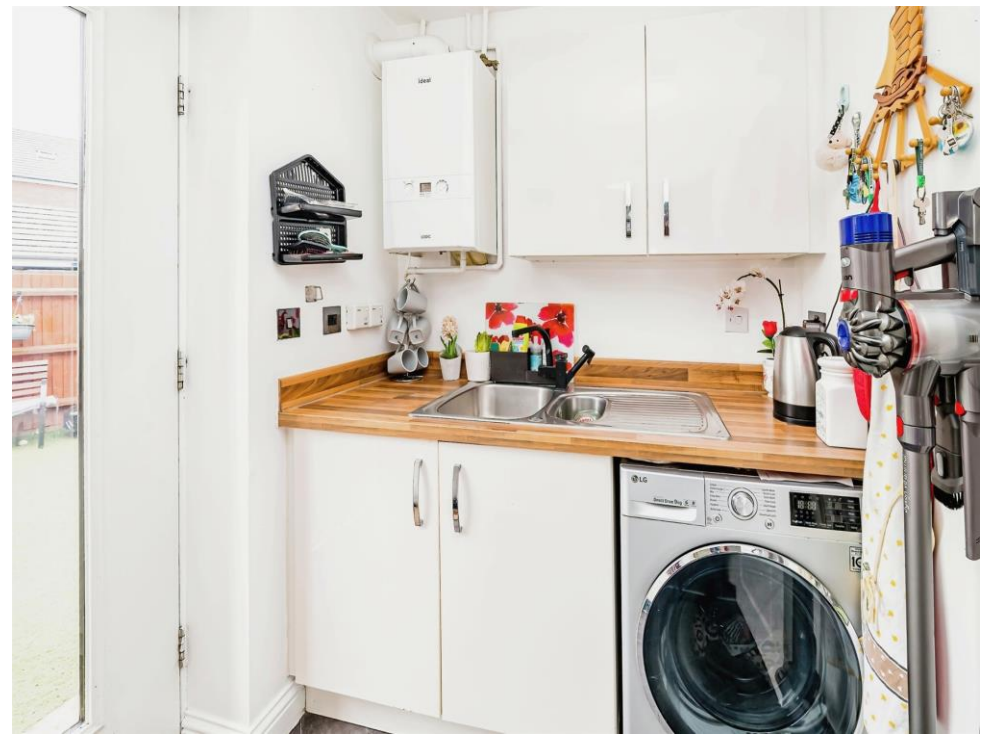
8' 4" x 5' 5" (2.54m x 1.65m)

Power, lighting, full insulation with window to front

Parking

2 Allocated parking spaces to rear









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: B

view this property online connells.co.uk/Property/ALS311574

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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