



**Connells**

Paterson Road  
Aylesbury



## Property Description

Connells are delighted to bring to the market this well presented three bedroom end of terraced family home. Located in Southcourt Aylesbury the property is within close distance to local secondary schools and primary schools.

This lovely family home offers driveway parking, kitchen and living room with french doors leading to generous rear garden.

To the first floor there are two double bedrooms and a further single and main family bathroom. The loft is accessible via the landing and is fully boarded with planning permission granted for a loft conversion giving this property a fantastic opportunity for an additional bedroom.

## Entrance Hall

Door to front, laminate flooring underfoot

## Kitchen

12' max x 7' 1" max ( 3.66m max x 2.16m max )

Window to front, tiling underfoot, wall and base units with electric hob/oven, sink drainer, space for fridge freezer. Part tiling and door to side access leading to garden

## Lounge

11' 3" max x 15' 7" max ( 3.43m max x 4.75m max )

Window to rear with french doors leading to

garden. Laminate flooring underfoot, radiator and wood log burner

## Landing

Carpet underfoot, window to side, loft access with full boarding

## Master Bedroom

10' 6" max x 8' 9" max ( 3.20m max x 2.67m max )

Window to front, hardwood flooring, radiator

## Bedroom Two

11' 6" into door cove x 11' ( 3.51m into door cove x 3.35m )

Window to rear, hardwood flooring, radiator

## Bedroom Three

8' 3" max x 7' 10" max ( 2.51m max x 2.39m max )

Window to rear, hardwood flooring, radiator

## Bathroom

Window to front, tiling underfoot, bath with mixer tap, radiator, whb

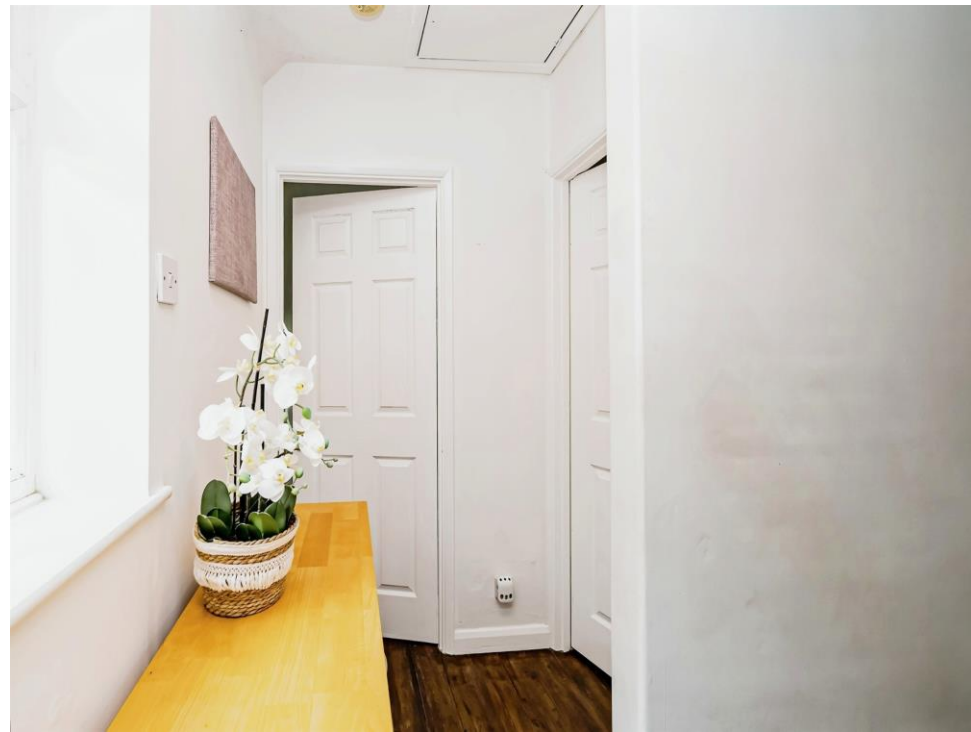
## Rear Garden

Shingle leading to large laid to lawn area with enclosed fencing and block payment to side which leads to the front of the property.

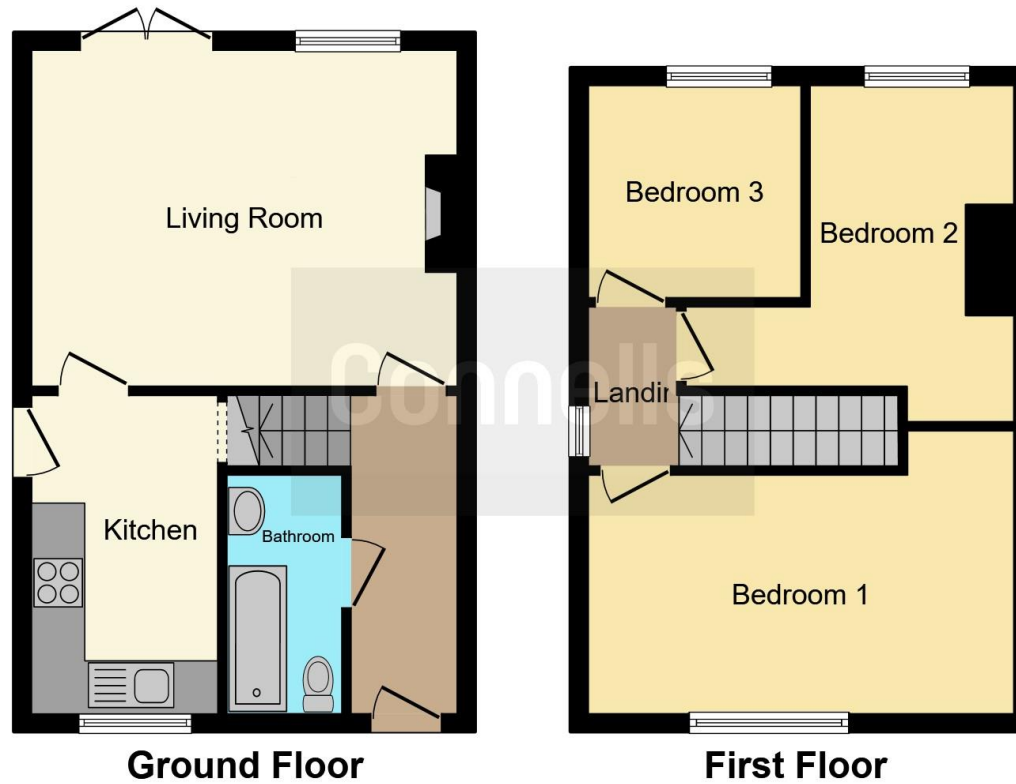
## Parking

Driveway parking for multiple vehicles









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**

2 Temple Street  
 AYLESBURY HP20 2RH

**EPC Rating: D**

**view this property online [connells.co.uk/Property/ALS311475](http://connells.co.uk/Property/ALS311475)**

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: ALS311475 - 0005