



Connells

Weill Road  
AYLESBURY



## Property Description

Connells are delighted to bring to the market this spacious three bedroom mid terraced family home. Located in the sought after elm farm location.

Offering three bedrooms with family bathroom, two reception rooms and kitchen with integrated appliances. An additional downstairs wc and rear garden with garage and driveway parking.

This property is within close distance to William harding primary school and catchment for local grammar schools.

## Entrance Hall

Door to front, carpet underfoot

## Cloakroom/Wc

Laminate flooring underfoot, WC, WHB, radiator

## Living Room

15' 8" max x 13' 8" max ( 4.78m max x 4.17m max )

Laminate flooring underfoot, radiator x 2, window to front

## Dinning Room

13' 4" max x 8' 11" max ( 4.06m max x 2.72m max )

Window and door to rear, laminate flooring

underfoot,radiator

## Kitchen

12' 4" max x 8' 4" max ( 3.76m max x 2.54m max )

Window to front, tiling underfoot, radiator, part tiling to splash back areas, wall/base units with space for washing machine,gas hob and electric oven with integrated fridge freezer

## Landing

Carpet underfoot, loft access

## Master Bedroom

10' 6" max x 8' 10" max ( 3.20m max x 2.69m max )

Window to rear, laminate flooring underfoot, radiator

## Bedroom Two

9' 3" max x 8' 7" max ( 2.82m max x 2.62m max )

Window to front,laminate flooring underfoot, radiator

## Bedroom Three

7' 8" max x 6' 7" max ( 2.34m max x 2.01m max )

Window to rear, laminate flooring,radiator

## Bathroom

Window to front, par tiling,vinyl flooring,bath with mixer taps, wc, whb

## Garden

Patio, lawn with enclosed fencing, rear gate access

## Driveway

Driveway to front of garage

## Garage

16' 9" x 7' 7" ( 5.11m x 2.31m )

Up and over doors, power and light OPEN









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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**EPC Rating: C**

Tenure: Freehold

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Property Ref: ALS311157 - 0007