



**Connells**

Langdon Avenue  
Aylesbury



## Property Description

**\*\* NO UPPER CHAIN \*\***

Connells are delighted to bring this well-presented detached house to the market that is situated on a highly sought after residential road in South Aylesbury. The property briefly comprises of a sizeable reception room, a well-presented fitted kitchen, three double bedrooms and a family bathroom suite. Benefits include an en-suite to the master bedroom, off-street parking, a garage with electrics, a well-maintained front and rear garden as well as holding the potential to extend (STPP).

An ideal family home, the property is conveniently located with access to several transport links including bus routes to all locations as well as the A41 motorway. There are a variety of well-regarded nurseries, primary schools and secondary school within catchments including the Grammar Schools and Bedgrove primary school. There are a variety of local shops and amenities within walking distance as well as being a short drive away from Aylesbury Town Centre with its further amenities, eateries, entertainment, and recreational facilities.

Viewing is highly recommended.

For more information or to arrange a viewing, please contact Connells today.

## Entrance Porch

Door to front aspect, windows to front and side aspect.

## Entrance Hall

Door to front aspect, window to front aspect, stairs to first floor landing, radiator.

## Lounge / Dining Room

Irregular Shaped Room 17' 8" MAX x 10' 10" MAX ( 5.38m MAX x 3.30m)

Windows to front and side aspect, television point, telephone point, radiator.

## Kitchen

11' 2" x 9' 10" ( 3.40m x 3.00m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, gas hob with extractor hood, eye level electric oven, plumbing for washing machine, integrated fridge/freezer, radiator, door to rear-garden.

## Bedroom One

11' 2" x 14' 5" ( 3.40m x 4.39m )

Window to rear aspect, radiator, door to en-suite.

## En-Suite

Window to rear aspect, shower cubicle, WC, wash hand basin, radiator.

## First Floor Landing

Stairs from entrance hall, storage cupboard, access to fully insulated loft.

## Bedroom Two

10' 8" x 11' 11" ( 3.25m x 3.63m )

Window to front aspect, built in cupboard, telephone point, radiator.

## Bedroom Three

13' 2" x 9' 3" ( 4.01m x 2.82m )

Window to rear aspect, built in cupboard, telephone point, radiator.

## Bathroom

Window to rear aspect, bath with mixer taps and shower attachment, WC, wash hand basin, bidet, radiator.

## Outside

### Front Garden

Landscaped front garden, block paved driveway, access to garage, side access.

## Garage

Up and over door, power and lighting.

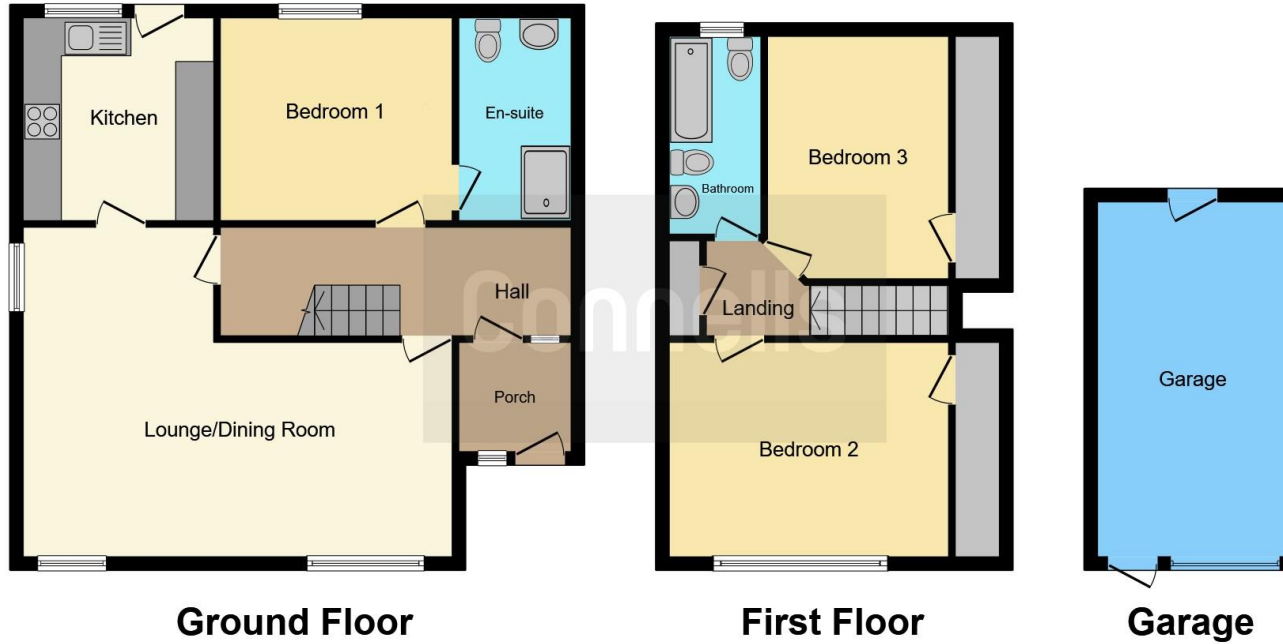
## Rear Garden

Large rear garden, paved patio area, laid lawn, shrubberies and trees, side access.









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

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**EPC Rating: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS311362](http://connells.co.uk/Property/ALS311362)**



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Property Ref: ALS311362 - 0004