





Property Description

This well-presented detached home is located in a sought-after area of South Aylesbury, offering a spacious reception room, a modern fitted kitchen, three double bedrooms (including a master with en-suite), and a stylish family bathroom. Additional features include off-street parking, a garage with electrics, and a beautifully maintained garden with potential for extension (STPP).

Conveniently positioned near excellent schools, local shops, and transport links-including bus routes and access to the A41 motorway-this property is perfect for families and commuters alike. Just a short drive from Aylesbury Town Centre, it provides easy access to a range of amenities and recreational facilities.

Viewing is highly recommended.

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.

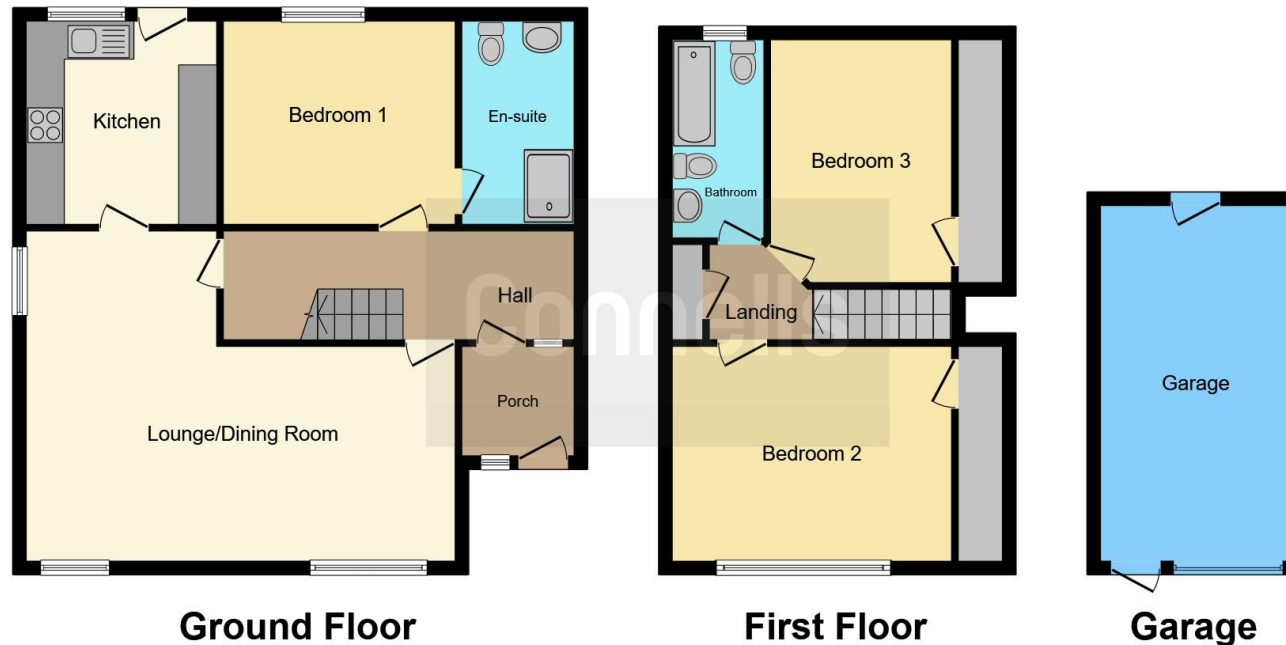
Rear Garden

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

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/ALS311362



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: ALS311362 - 0006