



Connells

The Meadows
Whitchurch Aylesbury



Property Description

Connells are pleased to present this well-presented, detached family home. Spacious entrance hall with stairs to the first floor and doors to the downstairs accommodation. Benefitting from two reception rooms; the living room with feature fireplace and patio door leading to the rear garden and dining room with bay window to the front. The kitchen has floor and base level units, integrated oven and hob, space for white goods and door leading in to the garage. Further benefitting from a downstairs cloakroom with WC and wash hand basin and an office. The first floor has master bedroom with fitted wardrobes and ensuite with shower, WC and wash hand basin. Double second bedroom with fitted wardrobes. Two further bedrooms and family bathroom with shower over bath, WC and wash hand basin.

The property further benefits from a double garage with driveway parking. Enclosed rear garden bordered by mature trees and shrubs, mainly laid to lawn, with stepping stone footpath and patio area.

Situated in the sought after village of Whitchurch there are a number of amenities nearby including the Whitchurch Combined School. Aylesbury town centre is approximately 5 miles from the property providing mainline train station, Waterside Theatre, shopping, socila and sports facilities.

Entrance Hall

Door to front, radiator, laminate flooring

underfoot

Cloakroom

Window to side, vinyl flooring underfoot, whb, radiator,wc

Study

9' 2" x 6' 6" (2.79m x 1.98m)
Window to front, carpet, radiator

Living Room

17' 4" x 11' 5" (5.28m x 3.48m)
Carpet, radiator, feature fireplace, patio door to rear

Dinning Room

Irregular Shaped Room 13' 7" into bay window x 9' 7" (4.14m into bay window x 2.92m)
Bay window to front, hardwood flooring,radiator

Kitchen

9' 5" x 9' 1" (2.87m x 2.77m)
Window to rear, tiling underfoot, radiator, wall and base units, electric hob and oven, freestanding washing machine and fridge freezer, sink drainer, extractor fan

Landing

window to the side,carpet underfoot, loft access

Master Bedroom

11' 9" x 10' 6" (3.58m x 3.20m)

Window to rear, carpet, radiator

En Suite

Window to the side, vinyl flooring, radiator, wc, whb, part tiling, walk in shower, ex fan

Bedroom Two

10' 8" x 11' (3.25m x 3.35m)

Window to front, built in wardrobes, caret underfoot, radiator

Bedroom Three

9' 8" x 8' 5" (2.95m x 2.57m)

Window to rear, carpet, radiator

Bedroom Four

8' 7" x 6' 8" (2.62m x 2.03m)

Window to front, carpet, radiator

Bathroom

Window to side, part tiling, wc, whb, bath with mixer tap, shower, radiator, laminate flooring

Rear Garden

Lawn, enclosed fencing with side access to front

Parking

Driveway to front

Garage

16' 6" x 15' 1" (5.03m x 4.60m)

Double garage, up and over doors, power and lighting, access door to rear of garage









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

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EPC Rating: D

Tenure: Freehold

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