



Connells

Haddington House Haddington Way
Aylesbury



Property Description

Connells are pleased to present this detached family home in Haddington Way. Presented in excellent condition the property comprises living room with window to front aspect and doors to the rear garden. Kitchen with wall and base units, integrated oven and hob, space for white goods and large enough for a dining table and chairs. Downstairs cloakroom with WC and wash hand basin. The master bedroom has an ensuite with shower, WC and wash hand basin. Two further bedrooms and family bathroom with shower over bath, WC and wash hand basin.

Further benefitting from detached garage and driveway parking. Enclosed rear garden mostly laid to grass, with patio seating area, bordered by mature hedges.

Aylesbury town centre is a short distance from the property with social and sports facilities, schools and the mainline train station with regular connections to London Marylebone.

Entrance Hall

Door to front, carpet underfoot, radiator.

Cloakroom

WC, wash hand basin, window to rear, radiator.

Lounge

16' 7" x 10' 7" (5.05m x 3.23m)

Window to front, french doors to rear, carpet underfoot, radiator.

Kitchen / Diner

17' 1" x 10' 3" (5.21m x 3.12m)

Window to front and rear, door to rear, vinyl underfoot, wall and base units, part tiling, radiator, sink/drainage, gas hob and electric oven.

Landing

Window to rear, carpet, airing cupboard

Bedroom One

10' x 10' 4" (3.05m x 3.15m)

Window to front, carpet underfoot, radiator.

En-Suite

Window to front, vinyl underfoot, radiator, shower cubicle with power shower.

Bedroom Two

10' 5" x 10' 8" (3.17m x 3.25m)

Window to front, carpet underfoot, radiator.

Bedroom Three

7' 7" x 7' 6" (2.31m x 2.29m)

Window to side, carpet underfoot, radiator.

Bathroom

Window to rear, vinyl, WC, wash hand basin, part tiling, bath / mixer with shower, radiator.

Front Garden

Low maintenance shingle laid front garden with driveway parking

Rear Garden

Not overlooked, patio, laid to lawn with access to garage as well as access to front.

Garage

15' 9" x 11' 5" (4.80m x 3.48m)

Up and over door, power and lighting.

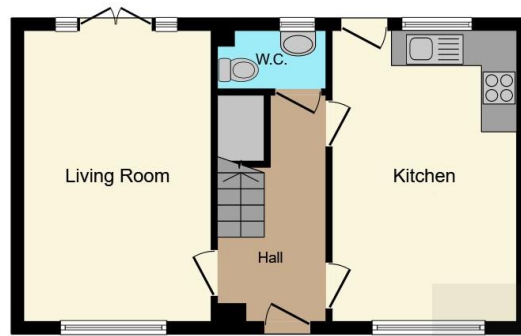
Driveway

Driveway to front and side for multiple vehicles.

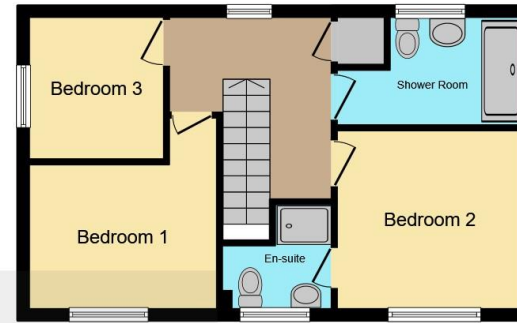




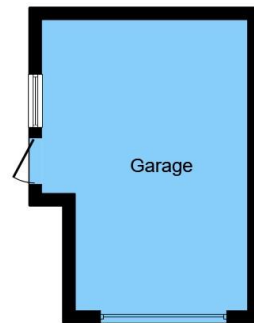




Ground Floor



First Floor



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

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: C

Tenure: Freehold

[check out more properties at connells.co.uk](http://connells.co.uk)



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: ALS311661 - 0007