



**Connells**

Stocklake  
Aylesbury





## Property Description

CONNELLS, Aylesbury are delighted to welcome to the market this spacious and extended three-bedroom semi-detached property situated on the southside of Aylesbury. This stunning family home comprises of:

Entrance hall, two ground floor reception rooms, extended modern fitted kitchen / diner fitted with integrated appliances and ample storage throughout with bi-folding doors leading to the rear, ground floor cloakroom / utility room with space for washing machine and dryer, two first floor bedrooms both with access to a modern fitted family bathroom and a converted loft room offering flexible space and additional storage within eaves.

To the rear of the property is a well-constructed decking terrace leading to laid lawn and rear shed.

Viewing is highly recommended on this excellent property, ideal for a family home.

## Entrance Hall

Door to side, laminated flooring

## Cloakroom

Window to side, laminated flooring, wc, wash hand basin, space for a washing machine and dryer

## Living Room/ Bedroom Two

12' 9" x 13' 9" ( 3.89m x 4.19m )

Measured into bay, Bay window to front, wood effect flooring underfoot, fireplace

## Dining Room

13' 2" x 11' 7" ( 4.01m x 3.53m )

Open plan, log burner

## Kitchen

14' 7" x 11' 5" ( 4.45m x 3.48m )

Bi-folding doors to rear, sky light, radiator, wall and base units, gas hob, electric double oven, sink/drainer.

## Landing

Window to side, airing cupboard, carpeted flooring

## Bedroom One

11' 6" max x 12' 9" max ( 3.51m max x 3.89m max )

Window to front ( x two ), carpet, radiator, built in wardrobe - double.

## Bedroom 3

7' 9" x 8' 9" ( 2.36m x 2.67m )

Window to front, carpeted flooring, radiator

## Bathroom

Window to front, extractor fan, fully tiled, wc, wash hand basin, towel radiator, roll top bath

and shower

### Loft Room

12' 9" x 11' 5" ( 3.89m x 3.48m )

Restricted head room, window to side, radiator, storage in eaves

### Front Garden

Single front and pathway to door and rear access

### Rear Garden

Layed decking, laid lawn, shed

### Parking

Permit needed















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

**view this property online [connells.co.uk/Property/ALS311731](http://connells.co.uk/Property/ALS311731)**



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Property Ref: ALS311731 - 0013