



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

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

view this property online connells.co.uk/Property/ALS311731



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: ALS311731 - 0014