



Connells
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FOR SALE

Connells

Little Orchards
Aylesbury



Property Description

Connells are delighted to bring to the market, this lovely three bedroom linked detached family home located in Aylesbury. This property is situated within a peaceful cull-de-sac which overlooks onto greenery and is a short walk to St Louis Catholic primary school.

This lovely three bedroom property offers driveway parking and rear garden with additional garage. To the entrance there is a hallway and living room accompanied with a gas fireplace which then leads onto a generous kitchen/diner. This property also benefits from a spacious conservatory to the rear which then leads onto a well presented rear garden.

To the first floor there are two double bedrooms with built in wardrobes and a further third single bedroom and family bathroom.

Entrance Hall

Door to front, vinyl flooring underfoot.

Cloakroom

Window to front, part tiling, wc wash hand basin

Living Room

15' 4" m x 12' 52 m (4.67m m x 3.66m 52 m

)

Window to front, fireplace (glass), radiator, carpet, storage

Kitchen/Diner

15' 5" x 8' 7" (4.70m x 2.62m)

Window to rear, doors to conservatory, vinyl underfoot, wall and base units, boiler, gas hob and electric oven, space for washing machine and fridge, under stair storage

Conservatory

9' 6" x 10' 7" (2.90m x 3.23m)

(Measurements into bay)

Doors to side, windows to the rear and side, laminated flooring and electric radiator.

Landing

Carpet, airing cupboard, loft access (with ladder)

Bedroom One

10' 1" x 9' (3.07m x 2.74m)

Window to front and bay window, radiator, built in wardrobe, carpet

Bedroom Two

11' x 9' (3.35m x 2.74m)

Window to rear, carpet, radiator, built in wardrobe

Bedroom Three

7' 3" x 6' 2" (2.21m x 1.88m)

Window to rear, radiator, carpet

Front Garden

Mature shrubs and driveway with security lighting

Rear Garden

Patio, laid lawn, enclosed fencing, access to garage, security lighting and large shed

Parking

Driveway

Garage

Door to front, door to rear, up and over , power and lighting

Bathroom

Window to front, laminate flooring underfoot, radiator, whb, bath with power shower, part tiling









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: C

view this property online connells.co.uk/Property/ALS311672

Tenure: Freehold



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