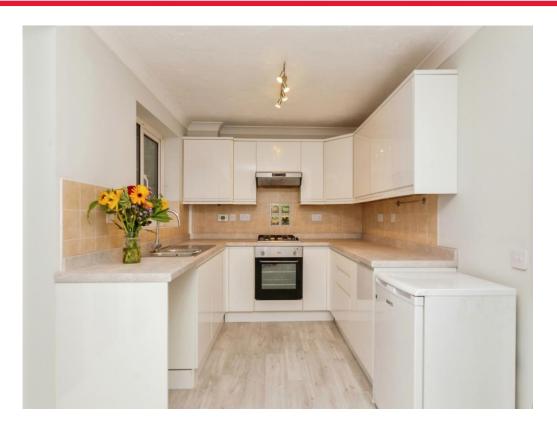


Connells

Little Orchards Aylesbury

# Little Orchards Aylesbury HP20 2XE







## **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-desac 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**

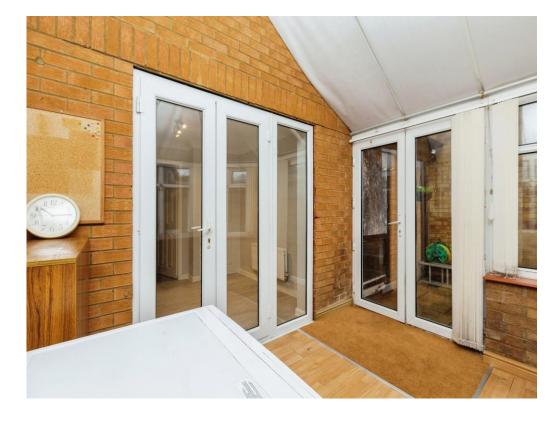
Driveway

# 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

















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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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