



**Connells**

Dalesford Road  
Aylesbury



## Property Description

Connells are delighted to bring to the market this beautiful, four bedroom semi detached property located on the southside of Aylesbury with local amenities close by, including william harding primary school and local grammar schools.

The property comprises of driveway in the front, entrance hall, living room with patio doors to the rear garden, downstairs w/c, sofrage cubaord, separate dining room and kitchen has a integrated dishwasher and two electric ovens with space for fridge/freezer.

The landing has loft access and an airing cupboard. Bedroom one offers a southfacing balcony, fitted wardrobes and an en suite with a double length walk in shower.

Two futther double bedrooms with built in wardrobes to bedroom three and a fourth single. The bathroom has a bath/mixer with shower, wash hand basin and wc.

To the rear of the property there is well presented south facing garden with patio and lawn with access to a converted garage.

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale, have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

## Entrance Porch

Door to the front

## Entrance Hall

Door to the Front, radiator and carpet

## Cloakroom/wc

Window to the side, carpet, WC, wash hand basin, radiator

## Living Room

16' 14 x 10' 56 ( 4.88m 14 x 3.05m 56 )

Window to the rear, patio door to the rear, radiator, under stairs storage cupboard

## Dining Room

15' 12 x 12' 85 ( 4.57m 12 x 3.66m 85 )

Window to front, carpet and radiator

## Kitchen

14' 77 x 8' 57 ( 4.27m 77 x 2.44m 57 )

Window to the rear, door to side, vinyl flooring, wall and base units, integrated dishwasher, sink/drainer, double electric oven, electric hob, space for a fridge/freezer.

## Landing

Carpet, loft access, airing cupboard

## Bedroom One

26' 22 x 7' 99 ( 7.92m 22 x 2.13m 99 )

Window to the front, door to rear onto balcony, carpet, radiator, fitted storage cupboard

## Balcony

First floor

South facing, upper floor balcony off master bedroom

## En Suite

Window to the side, vinyl flooring, WC, wash hand basin, fully tiled, towel rail, double length walk in shower cubical

## Bedroom Two

13' 17 x 9' 48 ( 3.96m 17 x 2.74m 48 )

Window to rear, carpet and radiator

## Bedroom Three

12' 79 x 9' 52 ( 3.66m 79 x 2.74m 52 )

Window to the front, carpet, radiator, built in wardrobe

## Bedroom Four

9' 77 x 6' 50 ( 2.74m 77 x 1.83m 50 )

Window to the front, carpet and radiator

## Bathroom

Window to the rear, vinyl flooring, WC, wash hand basin, towel rail, fully tiled, bath/mixer with shower

## Front Garden

Mature front, and driveway

## Rear Garden

Cobble style patio underfoot, enclosed fencing and laid lawn

## Parking

Driveway

## Converted Garge

18' 68 x 7' 48 ( 5.49m 68 x 2.13m 48 )

Electric roll door, laminated underfoot, sink/drain, wall and base units







To view this property please contact Connells on

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**EPC Rating: Awaited**

Tenure: Freehold

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