



Connells

Friarscroft Way  
Aylesbury



## Property Description

Connells are delighted to bring to the market this well presented three bedroom family home located within central Aylesbury and walking distance to local town centre, bus and train station.

Comprising of front and rear garden, driveway parking and rear garage. To the inside of the property there is a front family room with bay window, downstairs cloakroom and spacious kitchen diner. The kitchen offers fitted wall and base units with integrated appliances that leads to a further dining area with french doors leading to the garden.

To the first floor there are three bedrooms and a family bathroom with additional loft access for storage.

## Entrance Hall

Door to front, laminated flooring

## Cloakroom

Window to front, tiling underfoot, WC, wash hand basin, towel rail

## Living Room

15' 3" x 16' 5" ( 4.65m x 5.00m )  
Bay window front, laminated flooring, radiator

## Kitchen

15' 3" x 8' 81 ( 4.65m x 2.44m 81 )

Door to rear, laminated flooring underfoot, wall and base units, integrated dishwasher, fridge/freezer washing machine. Gas hob and electric oven, boiler

## Conservatory

9' 98 x 7' 52 ( 2.74m 98 x 2.13m 52 )  
Door to rear and side, tiling underfoot and a radiator

## Landing

Carpet,

## Bedroom One

11' 24 x 8' 91 ( 3.35m 24 x 2.44m 91 )  
Window to front, carpet, radiator built in wardrobes( two)

## Bedroom Two

12' 24 x 8' 37 ( 3.66m 24 x 2.44m 37 )  
Window to rear, carpet and radiator

## Bedroom Three

8' 86 x 6' 51 ( 2.44m 86 x 1.83m 51 )  
Window to rear, carpet and a radiator

## Bathroom

Window to front, extractor fan, tiling underfoot, wash hand basin, WC, towel rail fully tiled, bath/mixer shower

## Rear Garden

Laid lawn, enclosed fencing

## Parking

Driveway

## Garage

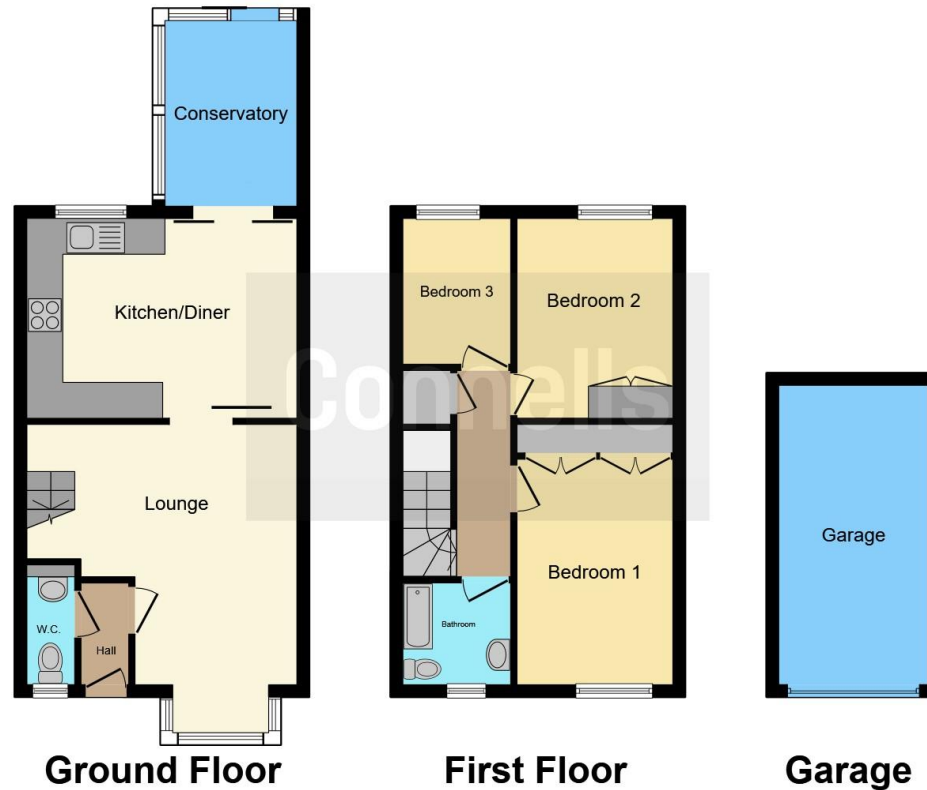
17' 19 x 8' 73 ( 5.18m 19 x 2.44m 73 )

Up and over door, power and lighting









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)

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**

**view this property online [connells.co.uk/Property/ALS311834](http://connells.co.uk/Property/ALS311834)**

Tenure: Freehold



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ALS311834 - 0010