



**Connells**

Dalesford Road  
Aylesbury



## Property Description

Connells are pleased to bring to market this fantastic one bedroom cluster home on Dalesford Road. This property is situated in a popular location just off Wendover Road. When walking into the property you enter a hallway area with storage space and large windows, this then leads you to ample living with newly installed double glazed windows, TV points and radiators throughout. In the kitchen you have a selection of integrated appliances and plenty of storage. On the upper floor there is a double bedroom alongside a recently renovated family bathroom with walk-in shower unit, toilet and wash hand basin. Being sold with no chain - call now to book your viewing.

### Entrance Hall

Door to side, carpet - cupboard

### Living Room

11' 30 MAX x 10' 74 MAX ( 3.35m 30 MAX x 3.05m 74 MAX )

Window to front, carpet radiator

### Kitchen

10' 74 x 8' 90 Max ( 3.05m 74 x 2.44m 90 Max )

(measurements into door cove)

Window to front, vinyl, radiator, wall and base units, part tiling, space for a washing machine, understairs storage.

### Landing

Carpet and loft acces

### Bedroom One

11' 33 x 10' 72 ( 3.35m 33 x 3.05m 72 )

Window to front, carpet, radiator, storage cupboard

### Bathroom

Window to front, tiling underfoot WC, wash hand basin, shower cubical, fully tiled

### Front Garden

Patio, enclosed hedges

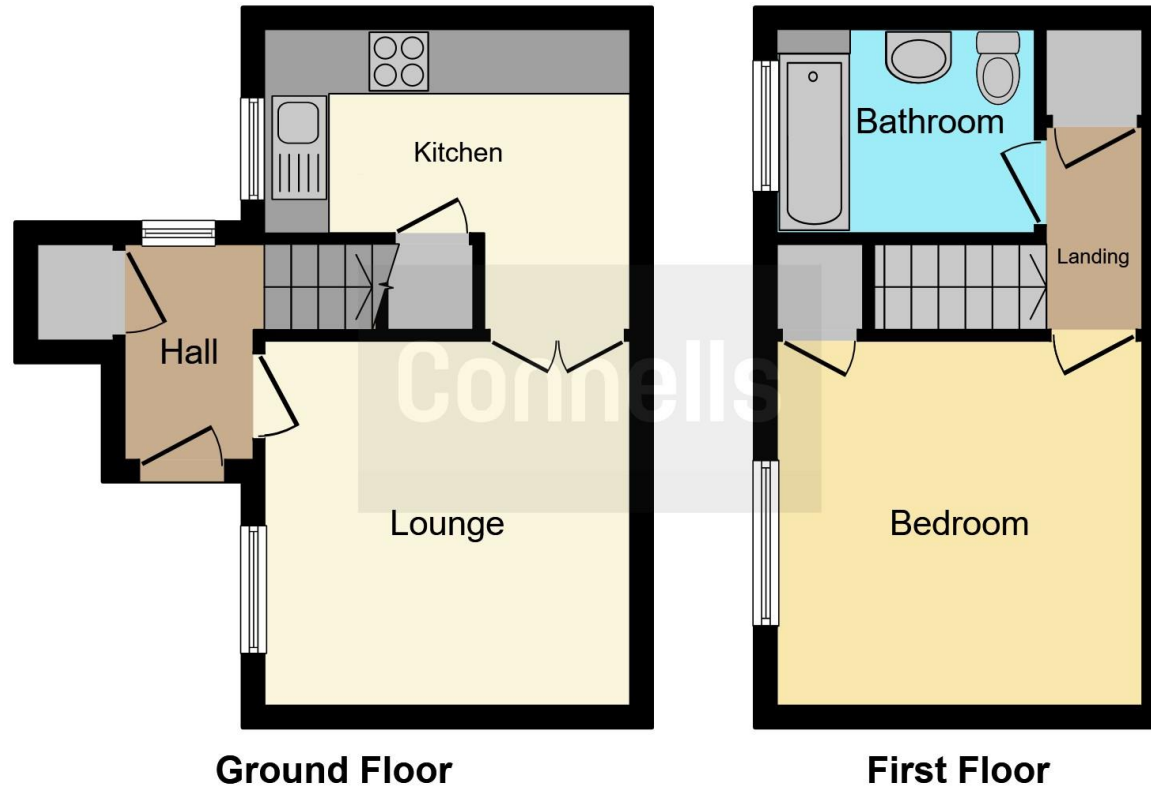
### Parking

Allocated off street parking









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

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2 Temple Street  
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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS310438](http://connells.co.uk/Property/ALS310438)**



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.

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