



Connells

Meadow Way
Aylesbury



Property Description

**** CHAIN-FREE PROPERTY ****

CONNELLS are thrilled to present this attractive THREE bedroom semi-detached house. Located in a sought-after residential area and within walking distance of local schools and shopping amenities, this home is ideal for modern living

The property comprises of a comfortable lounge that flows seamlessly into a separate dining space and a contemporary kitchen which comes fully integrated. On the first floor you will find three well-proportioned bedrooms, the master of which offers built in wardrobes, and all bedrooms have access to a family sized bathroom, fit with bath/mixer & electric shower

The property benefits from a front and rear garden, along with a garage and off-street parking. Contact us today to arrange a viewing.

The Coppice is a development constructed in the mid 1980's to the east of Aylesbury's town centre. The estate sides onto fields on the north and east sides which offer great opportunity for dog walking and countryside walks towards Broughton Nature Reserve and the Grand Union Canal. The location has good transport links by road to the A41 towards London/M25 and the A418 towards Milton Keynes/North bound M1. The town centre and all its amenities are just over a mile walk away but the estate itself is well served with a convenience store, pharmacist, and doctors surgery. For primary education

the catchment school is Berton Church of England Combined, for secondary the estate is within the Aylesbury Grammar School Catchment.

Living Room

13' 09" x 13' 02" (3.96m 09 x 3.96m 02)
Window to front, carpet and radiator

Dining Room

10' 5" x 7' (3.17m x 2.13m)
Door to rear, and window to rear, radiator, under stairs

Kitchen

10' 5" x 6' 2" (3.17m x 1.88m)
Window to rear, vinyl flooring, washing machine, fridge/freezer, electric hob and electric oven, partial tiling, sink/drain

Bedroom One

10' 7" x 9' (3.23m x 2.74m)
Window to front, carpet, radiator, built in wardrobe, airing cupboard.

Bedroom Two

9' 6" x 6' 8" (2.90m x 2.03m)
Window to rear, carpet and radiator

Bedroom Three

6' 9" x 6' 9" (2.06m x 2.06m)
Window to rear, carpet, radiator

Bathroom

Window to side, laminated flooring, WC, wash hand basin, bath/mixer, tiling underfoot, electric shower

Parking

Driveway

Outbuilding

Up and over door to front, door to side, power and lighting

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









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

To view this property please contact Connells on

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2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: D Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/ALS311460



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.

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