



**Connells**

Meadowcroft  
Aylesbury





### Property Description

CONNELLS are delighted to welcome to the market this MODERN newly built two-bedroom end of terraced property located in Aylesbury within walking distance to local schools such as Haydon Abbey Primary and local main line train station.

This modern two-bedroom property comprises of:

Entrance hall, downstairs cloakroom, OPEN-PLAN lounge/diner with separating breakfast bar to modern kitchen with space for appliances and large patio doors leading to landscaped rear garden.

To the first floor of the property, you will find two larger than average bedrooms both with access to a high specification modern bathroom suite and access to the loft from landing.

To the front of the property is an off-street rear driveway and to the rear of the is a newly landscaped garden offering access from the rear.

We highly recommend viewing this well-appointed property.

### Entrance Hall

Door to front. Laminate flooring. Radiator. Boiler

### Cloakroom

WC and wash hand basin. Laminate flooring. Radiator.

### Lounge / Kitchen

25' 3" max x 15' 2" max ( 7.70m max x 4.62m max )

French door to rear. Two windows to side. Window to front. Laminate flooring. Wall and base units. Space for washing machine and

dishwasher. Electric hob and oven. Sink/Drainer.

### Landing

Carpet. Airing cupboard. Loft Access.

### Bedroom One

11' 10" max x 11' 5" max ( 3.61m max x 3.48m max )

Two windows to front. Carpet. Radiator.

### Bedroom Two

13' 5" max x 9' 1" max ( 4.09m max x 2.77m max )

Window to rear. Carpet. Radiator

### Bathroom

Window to rear. Tiling to floor. Part tiling to walls. WC, wash hand basin, towel radiator.

### Front Garden

Shingle underfoot. Enclosed, hedges.

### Rear Garden

Patio rear and side. Laid to lawn. Enclosed, fencing.





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)

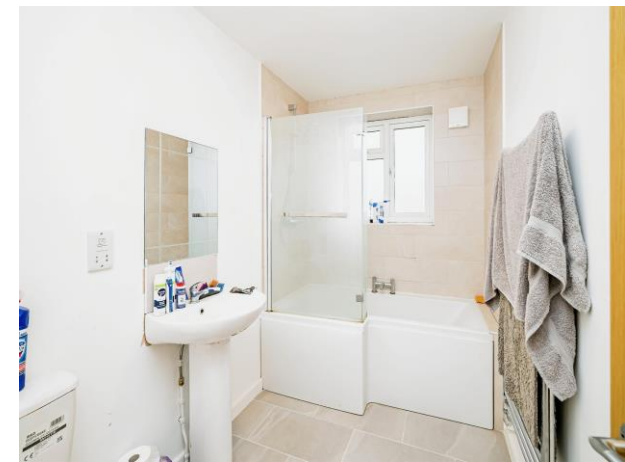
To view this property please contact Connells on

**T 01296 395 111**  
**E [aylesbury@connells.co.uk](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
 AYLESBURY HP20 2RH

**EPC Rating: B**

**view this property online [connells.co.uk/Property/ALS311759](http://connells.co.uk/Property/ALS311759)**



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: ALS311759 - 0004