



Connells

Monmouth Close
Aylesbury

Monmouth Close Aylesbury HP19 9LD

for sale offers in excess of
£310,000



Property Description

CONNELLS are delighted to present this well-maintained and extended three-bedroom family home. Located on a peaceful walkway into the north side of Aylesbury.

The property is offered to the market in excellent condition, featuring thoughtfully designed accommodation that includes an entrance porch, cloakroom, modern kitchen, a spacious lounge/dining area and a ground floor study. The first floor comprises three well-proportioned bedrooms and a recently refitted family bathroom.

Externally, the home benefits from both front and rear gardens, a private garage, and driveway parking. Additional features include UPVC double glazing and gas central heating, ensuring comfort and energy efficiency throughout.

Entrance Porch

New front door, storage cupboard.

Entrance Hall

Door to front aspect, stairs to first floor landing.

Cloakroom

Window to front aspect, WC, wash hand

basin, radiator.

Lounge / Dining Room

18' 7" max x 15' 11" max (5.66m max x 4.85m max)

French doors to rear garden, television point, telephone point, radiator.

Kitchen

12' 1" max x 6' 6" max (3.68m max x 1.98m max)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, wall mounted boiler (3 years old).

Study

5' 9" x 4' (1.75m x 1.22m)

Window to rear aspect, radiator.

First Floor Landing

Stairs from entrance hall, loft access, airing cupboard.

Bedroom One

14' 1" max x 8' 11" max (4.29m max x 2.72m max)

Window to front aspect, radiator.

Bedroom Two

9' 11" max x 7' 3" max (3.02m max x 2.21m max)

Window to front aspect, radiator.

Bedroom Three

11' 1" max x 6' 8" max (3.38m max x 2.03m max)

Window to rear aspect, radiator.

Bathroom

Window to front aspect, bath with mixer taps and overhead shower, WC, wash hand basin.

Front Garden

Laid lawn, pathway to front door.

Rear Garden

Patio area, fence enclosed, access to garage with rear access.

Parking

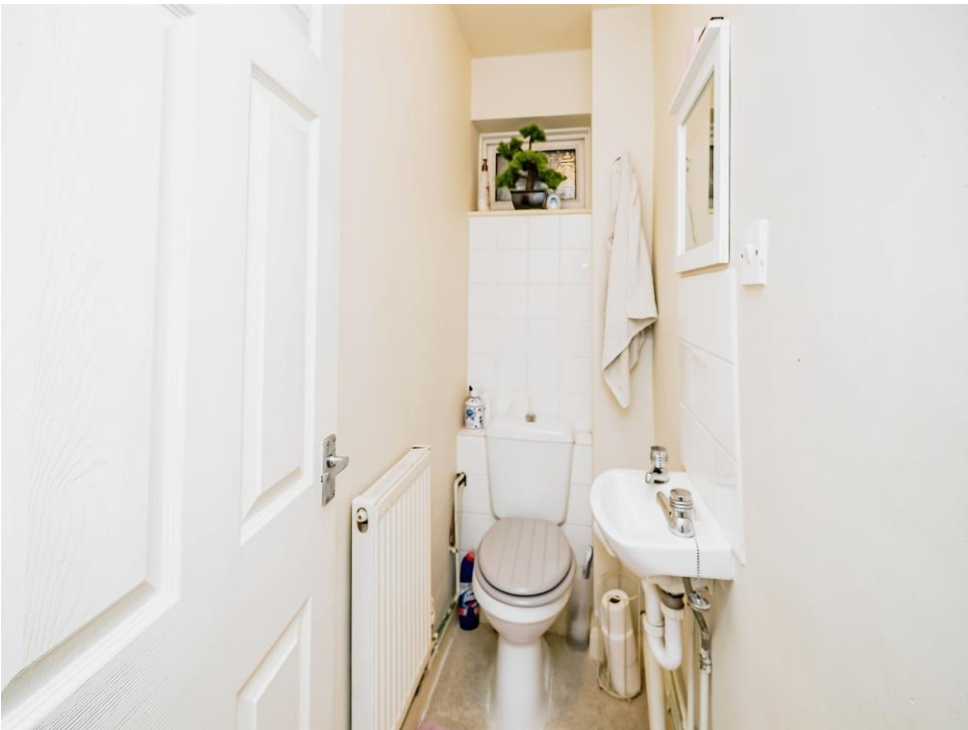
Rear driveway.

Garage

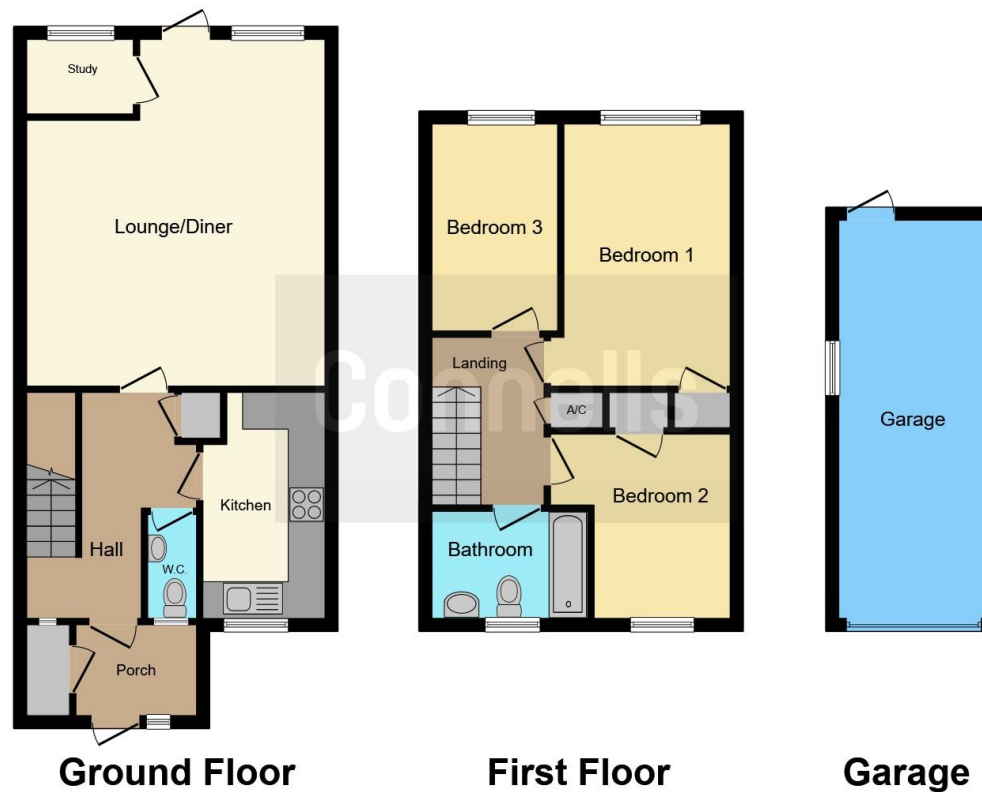
18' 10" max x 8' 5" max (5.74m max x 2.57m max)

Up and over door, power & 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

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EPC Rating: D

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Tenure: Freehold



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