



Connells

Narbeth Drive  
Aylesbury





## Property Description

Connells are delighted to welcome to the market this three bedroom semi-detached house located in Narbeth Drive. This family home offers a perfect blend of spacious living and comfort.

Upon entering through the enclosed porch space you're greeted by a spacious hallway with a living room straight to the left, with the dining room/kitchen and utility room situated at the back of the property. The kitchen features counter space along with a stainless steel sink with room for a dishwasher and freestanding fridge/freezer. Flows nicely into a dining area with views of the garden.

The property boasts three generous bedrooms, including fully fitted wardrobes within the 2 larger rooms to offer plenty of storage space.

Outside, the generous garden provides a perfect space for outdoor gatherings or family activities. The driveway offers ample parking, while the garage provides additional storage or workshop space.

Situated in a peaceful neighbourhood, this home is conveniently located near local amenities, schools, parks and close to Aylesbury town, making it an ideal choice for families.

Get in touch with us at CONNELLS now to arrange your viewing!

## Agents Note

Probate has been granted.

## Entrance Porch

Door to front aspect.

## Entrance Hall

Door to side aspect, window to front aspect.

## Cloakroom

Window to rear aspect, WC, wash hand basin.

## Lounge

14' 11" x 11' 8" ( 4.55m x 3.56m )

Window to front aspect, gas fireplace, television point, telephone point, radiator.

## Dining Room

10' 7" x 8' 5" ( 3.23m x 2.57m )

Patio doors to rear garden, radiator.

## Kitchen

10' 1" x 8' 6" ( 3.07m x 2.59m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, gas cooker point, pantry, plumbing for washing machine, space for fridge/freezer.

## First Floor Landing

Loft access.

### Bedroom One

13' 6" MAX x 8' 5" MAX ( 4.11m MAX x 2.57m MAX )

Window to rear aspect, radiator.

### Bedroom Two

11' 11" MAX x 10' 7" MAX ( 3.63m MAX x 3.23m MAX )

Window to front aspect, radiator.

### Bedroom Three

10' 1" x 7' 8" ( 3.07m x 2.34m )

Window to front aspect, radiator.

## Bathroom

Window to rear aspect, shower cubicle, WC, wash hand basin, hand towel rail.

## Outside

### Front Garden

Large driveway & laid lawn.

### Garage

15' 7" MAX x 9' 3" MAX ( 4.75m MAX x 2.82m MAX )

Up and over door, power & lighting.

### Rear Garden

Patio area, laid lawn, fence enclosed.

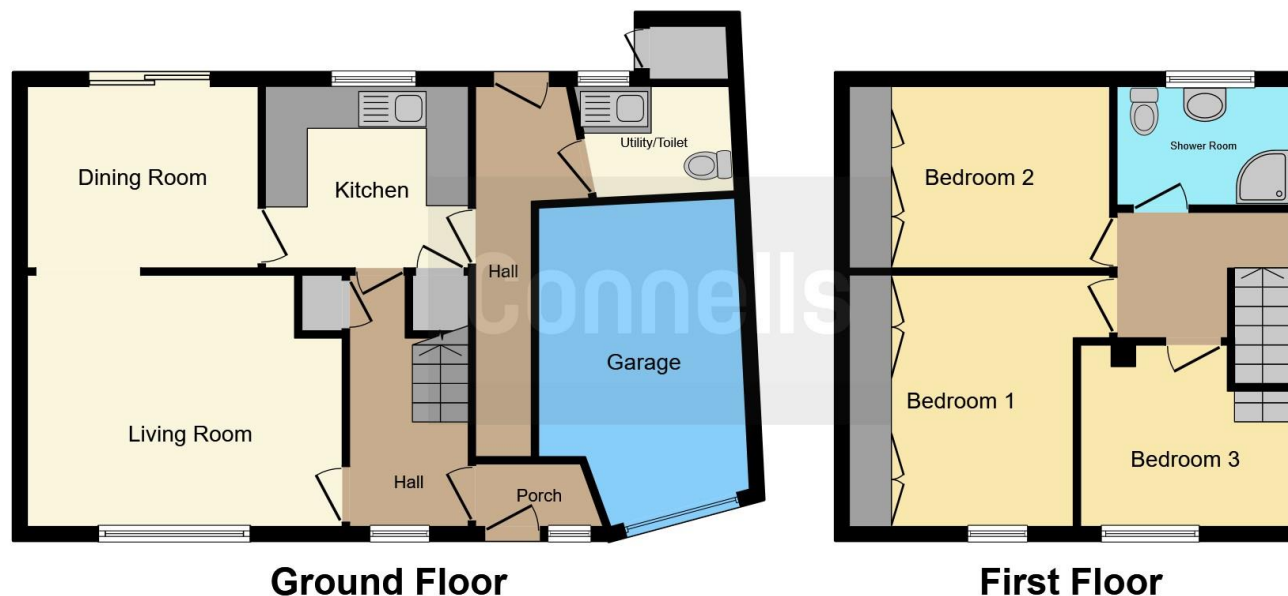












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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**EPC Rating: C**

Tenure: Freehold

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