



Connells

Haydon Road
Aylesbury



Property Description

CONNELLS are delighted to welcome to the market this EXTENDED two bedroom terraced home.

This property comprises of:

Entrance hall, front aspect lounge, larger than average open-plan modern kitchen / dining space with space for dishwasher, washing machine & free standing fridge/freezer. To the first floor there are two double bedrooms with access to a family bathroom. To the rear of the property there is a mainly laid to law garden with rear gated access to off street parking.

This property offers an exceptional opportunity for a family or first-time buyer looking for a well-connected and family-friendly location. It is ideally situated within walking distance of both a highly regarded primary school and St Michael's Secondary School, making it an ideal choice for families with children of varying ages. The proximity to these educational institutions ensures that the daily school run is both convenient and hassle-free.

In addition the property is within easy reach of a wide variety of local amenities, including Sainsbury's, Subway, a petrol station and Aldi, allowing you to conveniently access your essential groceries, dining options, and services without the need for long trips. The area offers a true sense of community with everything you need right on your doorstep. Additionally, the property is well-served by public transport links making commuting or leisure trips a breeze.

Call us to book your viewing!

Entrance Hall

Door to front aspect. Staircase to landing

Lounge

13' 5" PLUS BAY x 11' 2" (4.09m PLUS BAY x 3.40m)

Bay window to front aspect, carpet underfoot, television point, telephone point, radiator. Door to kitchen.

Kitchen / Diner

19' 2" x 14' 5" (5.84m x 4.39m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect x 2, stainless steel sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, space for dishwasher, space for fridge/freezer, wall mounted boiler, space for dining area, door to rear garden, radiator.

First Floor Landing

Carpet, Loft access.

Bedroom One

14' 5" x 9' 9" (4.39m x 2.97m)

Window to front aspect, carpet underfoot, radiator, storage cupboard.

Bedroom Two

11' 8" x 8' 8" (3.56m x 2.64m)

Window to rear aspect, carpet underfoot, radiator.

Bathroom

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

Front Garden

Shingle pathway leading to front door with lawn and fencing to border.

Rear Garden

Enclosed rear garden, mainly laid to lawn, rear single driveway leading to double gates.









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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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/ALS312002



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