







## Property Description

CONNELLS are delighted to welcome to the market this EXTENDED and VERY WELL PRESENTED three-bedroom semi-detached family home situated in the ever-popular Meadowcroft area of Aylesbury.

This wonderful property comprises of:

Entrance hall fitted with tiling underfoot, ground floor cloakroom fitted with wash hand basin and bespoke storage cupboards. Following is an extended kitchen / dining room with plenty of space for appliances, front aspect lounge, three good size bedrooms all with access to a renovated four-piece bathroom suite offering both separate bath & shower cubicle.

To the front of the property is a generous driveway leading to garage fitted with power and lighting ideal for conversion and to the rear of the property is a larger than average garden with concrete patio area for summer house / storage shed.

Get in touch with us to arrange your viewing!

## Lounge

14' x 10' 7" ( 4.27m x 3.23m )

Window to front

Carpet underfoot

Radiator

## Kitchen/Diner

20' 3" max x 8' max ( 6.17m max x 2.44m max )

French doors to rear

Tiling underfoot

Wall + Base units

Electric hob & oven

Part tiling

## Master Bedroom

8' max x 13' 6" max ( 2.44m max x 4.11m max )

Window to rear

Carpet underfoot

Radiator

## Bedroom Two

9' 7" x 10' 1" ( 2.92m x 3.07m )

Window to side

Carpet underfoot

Radiator

## Bedroom Three

8' 4" max x 7' 8" max ( 2.54m max x 2.34m max )

Window to rear

Carpet underfoot

Radiator

## Cloakroom

Window to Rear

Built in cupboards

Tiling underfoot

Sink

Towel Radiator

## Entrance Hall

Radiator

Tiling underfoot

## Landing

Carpet underfoot

Loft access

## Bathroom

Window to front

Vinyl underfoot

WC,WHB

Towel radiator

Bath/mixer

Shower cubicle

Tiled

## Loft Space

Partly boarded

Loft Ladder

Power & Lighting

## Rear Garden

Mainly laid to lawn

Enclosed

Fencing with space for two sheds

## Garage

17' 6" max x 7' 11" max ( 5.33m max x 2.41m max )

Up & Over Door

Door to side

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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS312089](http://connells.co.uk/Property/ALS312089)**



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