



**Connells**

Bicester Road  
Aylesbury



## Property Description

CONNELLS are delighted to welcome to the market this charming EXTENDED Victorian terraced house. A family home with THREE double bedrooms, two bathrooms and a beautifully landscaped multi level garden

Located in the heart of Aylesbury town, this 19th-century property boasts beautiful period features throughout, including exposed beams and a feature fireplace.

The ground floor includes an enclosed porch which follows through to the living room/dining room, and a beautifully bright and airy kitchen with a stunning skylight for extra natural lighting. There is an additional pantry and utility area towards the back of the property allowing for space for white goods and extra storage needs.

The first floor has THREE double bedrooms, of which the master bedroom connects to a separate dressing room and EN-SUITE bathroom.

Moving to the outside of the property, the garden is multi-level with a beautifully maintained landscape with surrounding flower beds, additionally comes with a timber built shed and outside tap. To the back of the property a full powered garage is also offered.

Give us a call to arrange a viewing!

## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

## Entrance Porch

Door to front aspect.

## Lounge

20' 3" Into Bay x 16' 4" MAX ( 6.17m Into Bay x 4.98m MAX )

Bay window to front aspect, under-stairs storage, feature fire place, television point, telephone point, radiator.

## Kitchen

15' 2" MAX x 11' 5" MAX ( 4.62m MAX x 3.48m MAX )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear and front aspect, skylight, wall mounted boiler, sink with drainer, plumbing for dishwasher, space for fridge/freezer, electric cooker point, tv point

## Pantry Area

2' 11" x 7' 7" ( 0.89m x 2.31m )

Wall and base units with work surfaces to complement, space for fridge/freezer.

## Bathroom

Fully tiled bathroom with bath and shower over, Basin + WC

## Utility Area

10' 8" x 4' 6" ( 3.25m x 1.37m )

Windows to side and rear aspects, wall units, plumbing for washing machine and water softener and space for tumble dryer

## First Floor Landing

Loft access

## Bedroom Two

10' 9" x 7' 10" ( 3.28m x 2.39m )

Window to front aspect, radiator

## Bedroom Three

10' 3" x 8' 2" ( 3.12m x 2.49m )

Window to front aspect, radiator, television point

## Bedroom One

13' 4" x 7' 9" ( 4.06m x 2.36m )

Window to rear aspect, radiator, television point, leading to dressing room

## Dressing Room

6' 10" x 5' 8" ( 2.08m x 1.73m )

Built in wardrobes with storage cupboards

## En-Suite Bathroom

Bath with mixer taps, radiator, storage cupboards.

Window to side aspect

## Separate En-Suite Cloakroom

WC, wash hand basin, radiator, storage cupboards.

Window to rear aspect

## Rear Garden

Patio area, multi level, landscaped with surrounding flower beds, timber built shed.

Outside tap

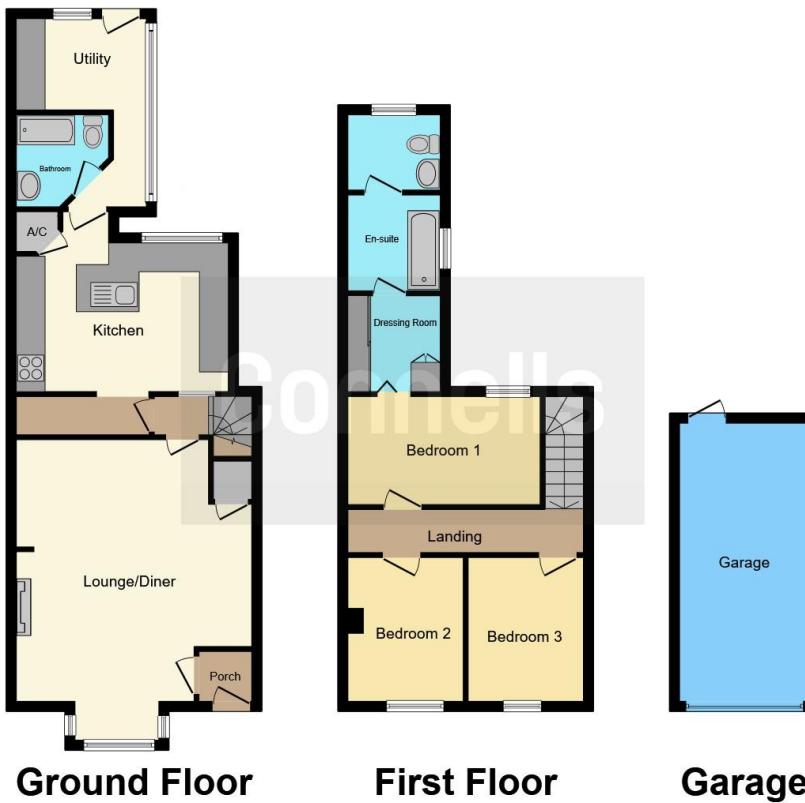
## Garage

Up & over door, Door to rear, 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: D    Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS311888](http://connells.co.uk/Property/ALS311888)**



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.

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