



Connells

Northern Road
Aylesbury



Property Description

CONNELLS are delighted to welcome this RARE TO MARKET THREE bedroom 1930s semi-detached property.

Offering AMAZING OPPORTUNITY TO EXTEND (stpp) as well as previous converted loft space, property also benefiting from a generous rear garden. Ideally situated within walking distance to town centre and train links.

This UNIQUE property comprises of: an entrance hall, a generous size lounge with bay windows to the front of the property, along with a separate dining room. You'll also find a modern fitted rear kitchen with freestanding gas hob and space for washing machine, dishwasher and fridge freezer and a door out to the side.

On the first floor of the property there are THREE good size bedrooms all with access to a family bathroom fitted with wc, wash hand basin and bath/mixer. Finally on the second floor there is a previously converted loft space with carpet underfoot and power and lighting.

To the rear of the property is a LARGER THAN AVERAGE garden made up of patio and laid lawn and offers AMAZING potential to EXTEND (stpp).

Located in the heart of Aylesbury within walking distance of the town centre with a variety of shopping outlets, eateries and bars. Ideally situated within walking distance from the local bus station & mainline train station with direct links to London Marylebone. Within

the catchment of the local grammar schools as well as walking distance to the Aylesbury college.

Internal viewing of this property is highly recommended.

Entrance Hall

Door to side, carpet underfoot

Lounge

11' 11" into bay x 11' 5" max (3.63m into bay x 3.48m max)

Bay window to front, carpet underfoot, radiator

Dining Room

14' 1" max x 11' 11" max (4.29m max x 3.63m max)

Window to side and rear, vinyl underfoot, radiator, understairs storage

Kitchen

15' 7" max x 7' 3" max (4.75m max x 2.21m max)

Door to side, window to side, wall and base units, sink/drainer, freestanding gas hob, space for washing machine, fridge freezer and dishwasher.

Landing

carpet, loft access

On street

Bedroom One

12' 1" into bay x 12' max (3.68m into bay x 3.66m max)

Window to front, Laminate flooring underfoot, radiator

Bedroom Two

9' max x 9' 4" max (2.74m max x 2.84m max)

Window to side, carpet underfoot, radiator

Bedroom Three

7' 5" max x 8' 10" max (2.26m max x 2.69m max)

Window to rear, carpet underfoot, radiator, airing cupboard

Bathroom

Window to rear, vinyl underfoot, WC, wash hand basin, part tiling, bath/mixer

Loft Space

18' 11" x 10' 7" (5.77m x 3.23m)

Carpet underfoot, Two velux windows to side, power and lighting

Front Garden

Path to front door and side access

Rear Garden

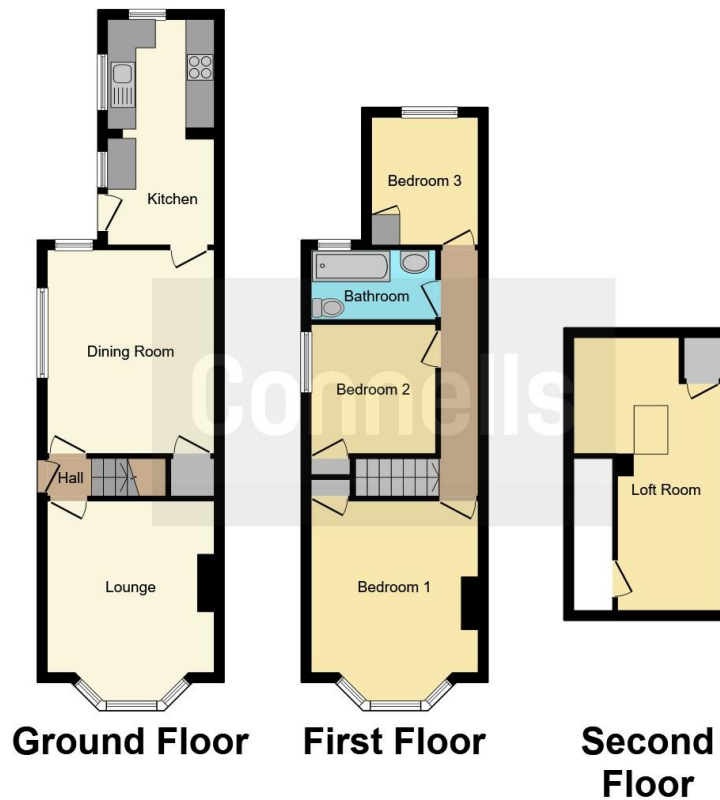
Mainly laid lawn, part covered patio area

Parking









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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2 Temple Street
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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/ALS312211



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Property Ref: ALS312211 - 0006