



Connells

Chiltern Street
Aylesbury



Property Description

CONNELLS are delighted to bring to the market this WELL PRESENTED, TWO bedroom house on the edge of the Aylesbury town centre.

The property comprises of a porch and hallway which leads you into a good size front aspect dining room fit with a large bay window to provide plenty of natural lighting. There is a separate living room with laminate flooring underfoot and a door to the rear garden, following through to a rear fitted kitchen which comes with an integrated electric oven and hob as well as a microwave, additionally there is space for a freestanding dishwasher.

The first floor comprises of two generous bedrooms both with carpet underfoot and built in wardrobes for additional storage which both have access to a modern family bathroom fit with wc, wash hand basin, bath/mixer with shower overhead.

A stunning aspect of the property is the bespoke self-contained home office in the rear garden of the property. This is perfect for those working from home, providing a space away from the main living area. The garden is made up of patio and decking and is fully enclosed.

A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25

motorway network.

Viewing comes highly recommended on this superb family home in an excellent town centre location.

Entrance Hall

Door to front, Laminate underfoot

Lounge

11' 1" max x 9' max (3.38m max x 2.74m max)

Bay window to front, Laminate underfoot, Radiator

Dining Room

12' 6" max x 12' 4" max (3.81m max x 3.76m max)

Door to rear, Laminate underfoot, Radiator

Kitchen

6' 10" max x 7' 5" max (2.08m max x 2.26m max)

Window to side, Tiling underfoot, Part tiling, Freestanding DW, Electric hob and oven, Integrated microwave

Bedroom One

11' 4" max x 9' 6" max (3.45m max x 2.90m max)

Window to front, Carpet underfoot, Radiator, Two Built in wardrobes

Landing

Carpet underfoot, part boarded

Bedroom Two

9' 8" max x 7' 1" max (2.95m max x 2.16m max)

Window to rear, Carpet underfoot, Radiator, Built in wardrobe

Bathroom

WC, WHB, Bath/mixer, Part tiling, Tiling underfoot, Radiator, Extractor fan

Rear Garden

Patio

Parking

ON street

Outbuilding

11' 11" x 7' 4" (3.63m x 2.24m)

Door to front, Laminate underfoot, Power and 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

To view this property please contact Connells on

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EPC Rating: Awaited

Tenure: Freehold

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