



Connells

Leys Close
Aylesbury

Leys Close Aylesbury HP19 9AX

for sale offers over
£350,000



Property Description

Designed to accommodate both families and professionals, the property features three generously sized bedrooms, including a master suite complete with stylish built-in wardrobes and a contemporary en-suite. A well-appointed family bathroom and a downstairs cloakroom enhance the practical layout. At the heart of the home is a sleek, integrated kitchen outfitted with modern appliances, creating a welcoming space for culinary creativity and casual dining. Additional benefits include a garage in a separate block, providing secure parking and useful storage.

The property is positioned within a vibrant, well-established community offering a range of local amenities such as shops, takeaways, and a combined school and community centre. Residents enjoy excellent transport connections, with regular bus services and easy access to Aylesbury and Aylesbury Parkway train stations-making the commute to London Marylebone achievable in under an hour. This inviting home presents a fantastic opportunity for a smooth, stress-free move into one of Aylesbury's most popular areas.

To arrange a viewing, contact us today on 01296 395111.

Entrance Hall

Door to front, laminate underfoot, cupboard

Cloakroom

wc, whb, tiling underfoot, part tiling, window to front

Lounge/Diner

17' 5" x 15' 5" (5.31m x 4.70m)

French doors to rear, carpet underfoot, radiator

Kitchen

12' 6" max x 7' 10" max (3.81m max x 2.39m max)

window to front, wall and base units, gas hob & electric oven, tiling underfoot, sink/drain, integrated fridge/freezer, dishwasher, washing machine

Conservatory

13' 9" x 7' 10" (4.19m x 2.39m)

French doors to rear, laminate underfoot, radiator

Landing

Window to side, carpet underfoot, loft access

Loft

Fully boarded - entrance via landing

Bedroom One

11' 6" x 10' 6" (3.51m x 3.20m)

Two windows to front, carpet underfoot, radiator, built in wardrobe

En-Suite

Window to front, wc, whb, tiling underfoot, radiator, shower cubicle

Bedroom Two

12' 10" x 8' 6" (3.91m x 2.59m)

Window to rear, carpet underfoot, radiator

Bedroom Three

9' 2" x 6' 7" (2.79m x 2.01m)

Window to rear, carpet underfoot, radiator

Bathroom

wc, whb, bath/mixer with shower, part tiling, radiator, tiling underfoot

Garage

18' x 10' (5.49m x 3.05m)

electric up and over door, power and lighting, fully boarded loft

Rear Garden

Split level patio

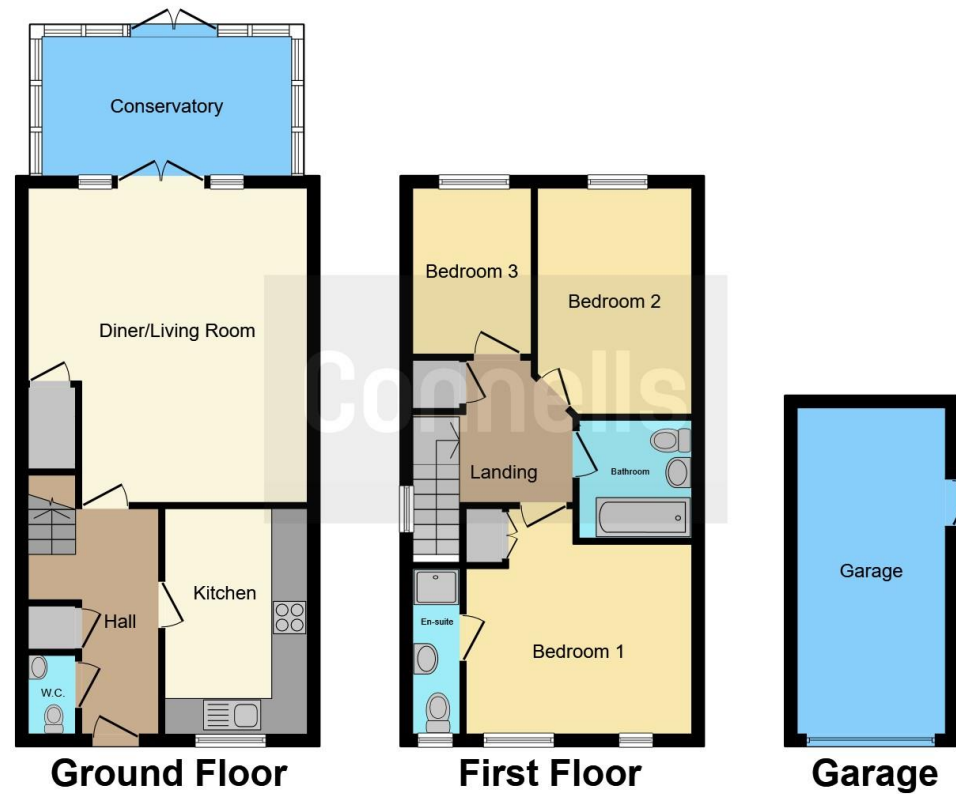
Parking

allocated with £200 annual charge for 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
 AYLESBURY HP20 2RH

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/ALS312374



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