



Connells

Bicester Road
Aylesbury

Bicester Road
Aylesbury HP19 8FR

for sale offers in the region of
£385,000



Property Description

Upon entering, you are welcomed by an entrance hall that leads into a ground-floor cloakroom. Adjacent to this, you'll find a sleek black kitchen, newly fitted with an extended breakfast bar. The kitchen boasts integrated appliances, including an electric oven, gas hob, and fridge freezer, with additional space for a washing machine.

The larger-than-average lounge provides ample space for relaxation and can easily accommodate a dining area for sit-down family meals. French doors open to the rear, allowing for seamless indoor-outdoor living.

On the first floor, the home features three well-proportioned bedrooms, including a spacious master suite that benefits from its own en-suite bathroom with a shower cubicle. The remaining bedrooms have access to the main family bathroom, which is fitted with a bath and mixer tap. The landing area houses the airing cupboard and boiler, while also offering ladder access to a part-boarded loft, perfect for additional storage.

Externally, the property includes a private carport with space for two cars at the rear. The low-maintenance garden is thoughtfully designed with a split-level patio, providing the perfect setting for outdoor enjoyment.

Aylesbury town centre is within walking distance, with an excellent range of shopping

and recreational facilities, numerous restaurants and a main line rail station. Three of the area's top performing Grammar Schools are also within close proximity.

Entrance Hall

Door to front, wood effect flooring, radiator

Cloakroom

Window to front, radiator, wood effect flooring, wc, whb

Lounge

20' 2" x 14' 10" (6.15m x 4.52m)

French doors to rear, wood effect flooring, radiator, understairs cupboard

Kitchen

11' 10" x 7' 2" (3.61m x 2.18m)

Window to front, tiling underfoot, wall and base units, extended breakfast bar, gas hob and electric oven, integrated fridge/freezer and space for washing machine

Landing

Airing cupboard, new boiler, loft access with ladder, loft is part boarded

Bedroom One

15' 4" x 8' 2" (4.67m x 2.49m)

Window to window to rear, laminate flooring underfoot, radiator

En-Suite

WC, WHB, window to front, vinyl underfoot, towel radiator and shower cubicle

Bedroom Two

9' x 11' 8" (2.74m x 3.56m)

Window to front, laminate flooring underfoot, radiator

Bedroom Three

12' x 6' 3" (3.66m x 1.91m)

Window to front, carpet underfoot, radiator

Bathroom

WC, WHB, vinyl underfoot, part tiling, bath/mixer, towel radiator

Rear Garden

Split level patio, pathway leading to rear access

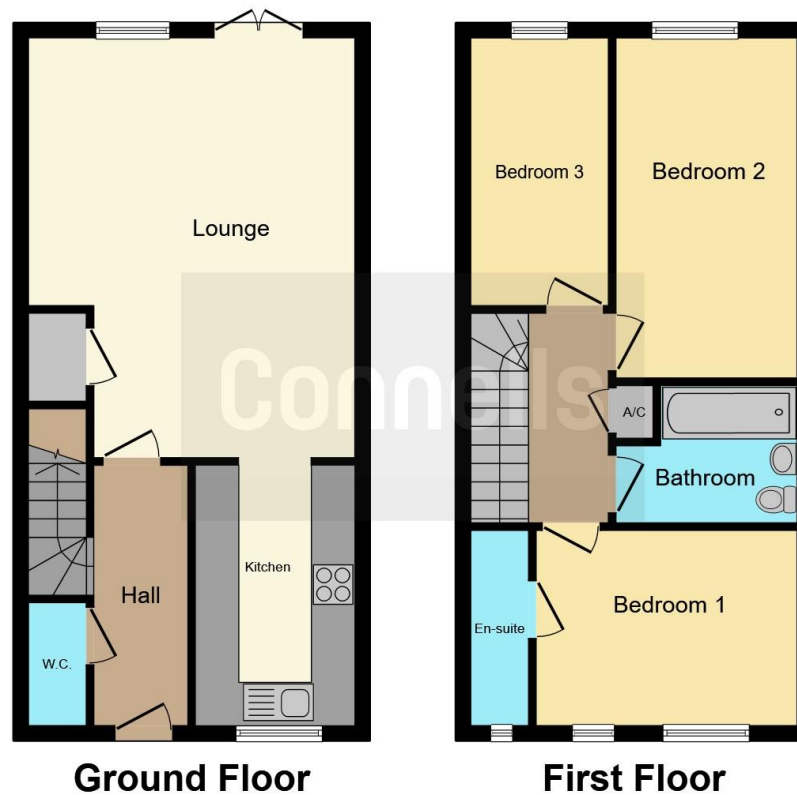
Parking

Carport for two cars at rear & visitor spaces









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

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/ALS312399



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALS312399 - 0003