



Connells

Leys Close  
Aylesbury



## 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/drainer, 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

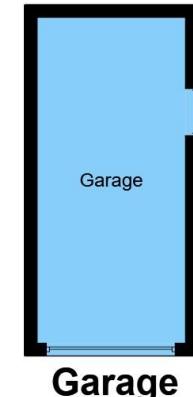
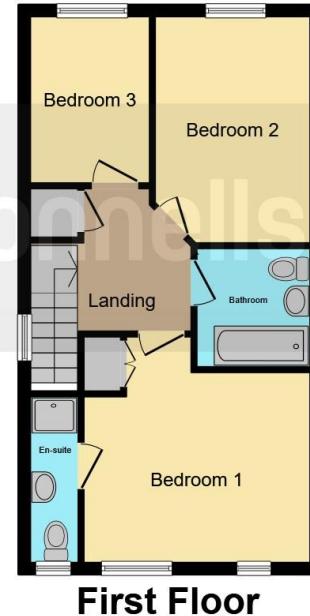
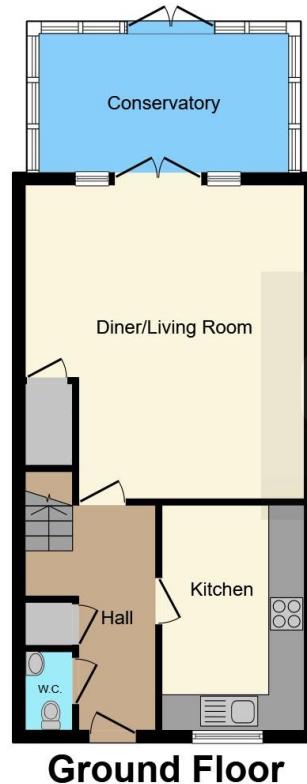
## Rear Garden

Split level patio









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

**T 01296 395 111**  
**E [aylesbury@connells.co.uk](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
AYLESBURY HP20 2RH

EPC Rating: C    Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS312760](http://connells.co.uk/Property/ALS312760)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ALS312760 - 0002