



Connells

Marjorie Close
Aylesbury



Property Description

Upon entry, the spacious hallway enhanced by a side-aspect window — creates a bright and welcoming first impression, with an understairs storage cupboard and staircase leading to the first floor. To the front of the home, the lounge features plush carpeting and a serene outlook.

The heart of the home lies within the beautifully appointed kitchen/dining room. The space boasts high-gloss cabinetry, integrated appliances including a dishwasher and fridge/freezer, an electric oven, and an induction hob. There is generous room for a family dining table, while French doors open onto the garden, allowing natural light to seep through and creating a seamless connection between indoor and outdoor living. Completing the ground floor is a downstairs WC and a separate utility room with fitted base units and plumbing for a washing machine.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The master suite features two built-in wardrobes, a vanity unit, and a refined private en-suite with a contemporary shower cubicle. The remaining bedrooms are served by a modern family bathroom fitted with a panelled bath.

Outside, the rear garden is fully enclosed and beautifully arranged with a lawn and sandstone patio and benefits from direct access to the garage. Externally, the property further boasts a driveway for two vehicles in addition to a garage.

Entrance Hall

Door to front
Window to side
Understairs storage cupboard

Cloakroom

WC
Wash hand basin
Vinyl underfoot
Towel radiator

Lounge

14' 7" x 10' 6" (4.45m x 3.20m)
Window to front
Carpet underfoot
Radiator
TV point

Kitchen

17' 5" x 11' 1" (5.31m x 3.38m)
French doors to rear
Window to rear
Wood effect flooring
Electric oven and induction hob
Integrated dishwasher and fridge/freezer
Wall and base units
Radiator
Boiler

Utility Room

5' 6" x 4' (1.68m x 1.22m)
Wood effect flooring
Base units
Plumbing for washing machine

Bedroom One

12' 5" x 10' 4" (3.78m x 3.15m)
Window to rear
Carpet underfoot
Radiator
Two built in wardrobes
Built in vanity unit

En-Suite To Master

WC
Wash hand basin
Shower cubicle
Part tiling
Towel radiator
Vinyl underfoot

Bedroom Two

10' 4" x 10' 9" (3.15m x 3.28m)
Window to front
Carpet underfoot
Radiator

Bedroom Three

10' 8" x 6' 9" (3.25m x 2.06m)
Window to rear
Carpet underfoot
Radiator

Bedroom Four

7' 3" x 6' 8" (2.21m x 2.03m)
Window to front
Carpet underfoot
Radiator

Bathroom

WC
Wash hand basin
Towel radiator
Bath/mixer
Vinyl underfoot
Part tiling
Extractor fan

Loft Space

Partly boarded
Light
Loft ladder

Rear Garden

Sandstone patio
Laid lawn
Enclosed fencing
Door opening to garage

Parking

Driveway parking for two cars

Garage

18' 2" x 9' 5" (5.54m x 2.87m)
Up and over door

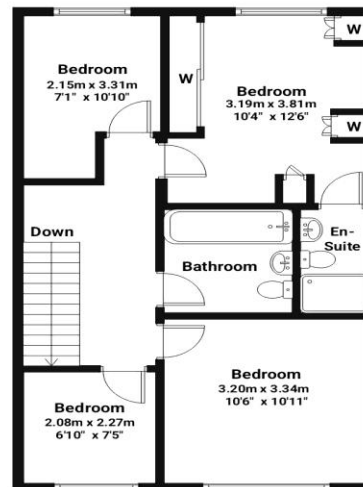








Ground Floor Approximate Area:
691.7 sq ft (64.26 sq mt)



First Floor Approximate Area:
520.7 sq ft (48.38 sq mt)

TOTAL APPROXIMATE FLOOR AREA:
1212.4 sq ft (112.64 sq mt)

FOR ILLUSTRATION PURPOSES ONLY
DIMENSIONS ARE APPROXIMATE

To view this property please contact Connells on

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

2 Temple Street
AYLESBURY HP20 2RH

view this property online [connells.co.uk/Property/ALS312774](https://www.connells.co.uk/Property/ALS312774)

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: C Council Tax
Band: D

Tenure: Freehold



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: ALS312774 - 0002