



**Connells**

**Wotherds Walk  
AYLESBURY**





### Property Description

CONNELLS are delighted to welcome to the market this spacious FOUR bedroom town house situated within the ever popular HOLMANS PLACE development walking distance to main line station and Aylesbury town centre within reach of schooling.

This very well presented property comprises of the following:

Entrance hall with access to downstairs cloakroom leading into a generous open-plan modern fitted kitchen / diner with integrated appliances and lovely re-claimed wood flooring also offering great snug area. To the first floor you will find access to the master bedroom offering modern en-suite, upper floor living room which could be used as a fifth bedroom with access to a balcony over-looking the green to front and all with access to a modern family bathroom.

At the final floor you will find three generous bedrooms with bedroom two accessing an additional balcony facing the front.

To the rear of the property is a low maintenance landscaped rear garden featuring sleet patio and fitted decking area with access to allocated parking at the rear.

### KEY FEATURES:

- **FOUR GENEROUS BEDROOMS**
- **EN-SUITE TO MASTER**
- **LARGE OPEN-PLAN LIVING**
- **ALLOCATED PARKING**
- **SITUATED OVER THREE FLOORS**
- **TWO BALCONY TERRACES**
- **MODERN FITTED THROUGHOUT**
- **CLOSE TO TOWN CENTRE**

## Entrance Hall

Door to front, reclaimed flooring, radiator.

## Cloakroom

Fitted suite comprising low level wc, wash hand basin, tiling to splashback areas, radiator, double glazed window to front aspect.

## Lounge/Kitchen

28' 3" max x 15' 7" max ( 8.61m max x 4.75m max )

Double glazed French doors to rear garden, understairs storage, reclaimed flooring, radiator.

## Living Room

10' max x 15' 7" max ( 3.05m max x 4.75m max )

Double glazed window to front aspect, radiator, carpet, double glazed French doors to terrace balcony.

## Kitchen/Lounge

28' 3" max x 15' 1" max ( 8.61m max x 4.60m max )

Fitted kitchen comprising wall and base units, work surfaces, plumbing for washing machine and dishwasher, tiling to splashback areas, boiler, electric hob and oven with cookerhood, radiator, double glazed window to front aspect.

## Landing

Airing cupboard, radiator, carpet.

## Bedroom One

15' max x 8' 4" max ( 4.57m max x 2.54m max )

Double glazed window to rear aspect, radiator, air conditioning unit, carpet.

## Ensuite

Fitted suite comprising low level wc, wash hand basin, heated towel rail, tiling to splashback areas, walk-in shower, vinyl flooring.

## Bedroom Two

15' 5" max x 9' 5" max ( 4.70m max x 2.87m max )

Double glazed window to front aspect, door to terrace. radiator, carpet.

## Bedroom Three

12' 1" max x 7' 6" max ( 3.68m max x 2.29m max )

Double glazed window to rear aspect, radiator, carpet.

## Bedroom Four

8' 6" max x 7' 3" max ( 2.59m max x 2.21m max )

Double glazed window to rear aspect, radiator, carpet.

## Bathroom

Fitted suite comprising low level wc, wash hand basin, bath with mixer tap, heated towel rail, tiling to splashback areas, extractor fan, vinyl flooring.

## Outside

## Rear Garden

Decking with underfloor lighting, patio area, sleet effect patio with flower beds.

## Parking

Two allocated parking spaces.













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS311185](http://connells.co.uk/Property/ALS311185)**



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