

Connells
connells.co.uk 01296 395 710
FOR SALE



Connells

Cuckoo Way
Aylesbury



Property Description

Connells are pleased to bring this well-presented detached family home to the market that is situated in the ever popular village of Fairford Leys.

The property comprises of two reception rooms, a fitted kitchen, three well-proportioned bedrooms and family bathroom suite.

Benefits include an en-suite to the master bedroom, an additional cloakroom, a landscaped rear garden, off-street parking, a single garage as well as holding the potential to extend (STPP).

The property is located within catchments to well-regarded nurseries, primary schools and secondary schools including Aylesbury Grammar schools as well as being a short walk from St Mary's C E School.

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Entrance Hall

Door to front aspect, radiator, stairs to first floor landing.

Cloakroom

WC, hand wash basin.

Lounge

13' x 12' (3.96m x 3.66m)

Window to front aspect, double glazed, radiator, television point, telephone point.

Dining Room

9' 8" x 6' 7" (2.95m x 2.01m)

Window to rear aspect, double glazed, radiator.

Kitchen

6' 8" x 14' 1" (2.03m x 4.29m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, double glazed, sink with drainer, gas hob with cooker-hood, electric oven. plumbing for washing machine, space for fridge/freezer, CH-Boiler, radiator, door to rear garden.

First Floor Landing

Stairs from entrance hall, window to front aspect, double glazed, radiator, airing cupboard, loft access.

Bedroom One

13' x 9' 9" (3.96m x 2.97m)

Window to front aspect, double glazed, built in wardrobes, radiator.

En-Suite

Window to side aspect, double glazed, shower cubicle, WC, vanity basin, radiator.

Bedroom Two

9' 8" x 7' 8" (2.95m x 2.34m)

Window to rear aspect, double glazed, radiator.

Bedroom Three

6' 10" x 6' 8" (2.08m x 2.03m)

Window to rear aspect, double glazed, radiator.

Bathroom

Window to rear aspect, double glazed, bath with mixer taps with shower overhead, WC, vanity basin. extractor fan.

Outside

Front Garden

Laid to lawn with pathway, off-street parking for two cars, garage access.

Garage

18' 2" x 7' 5" (5.54m x 2.26m)

Up and over doors, power, lighting, door to rear.

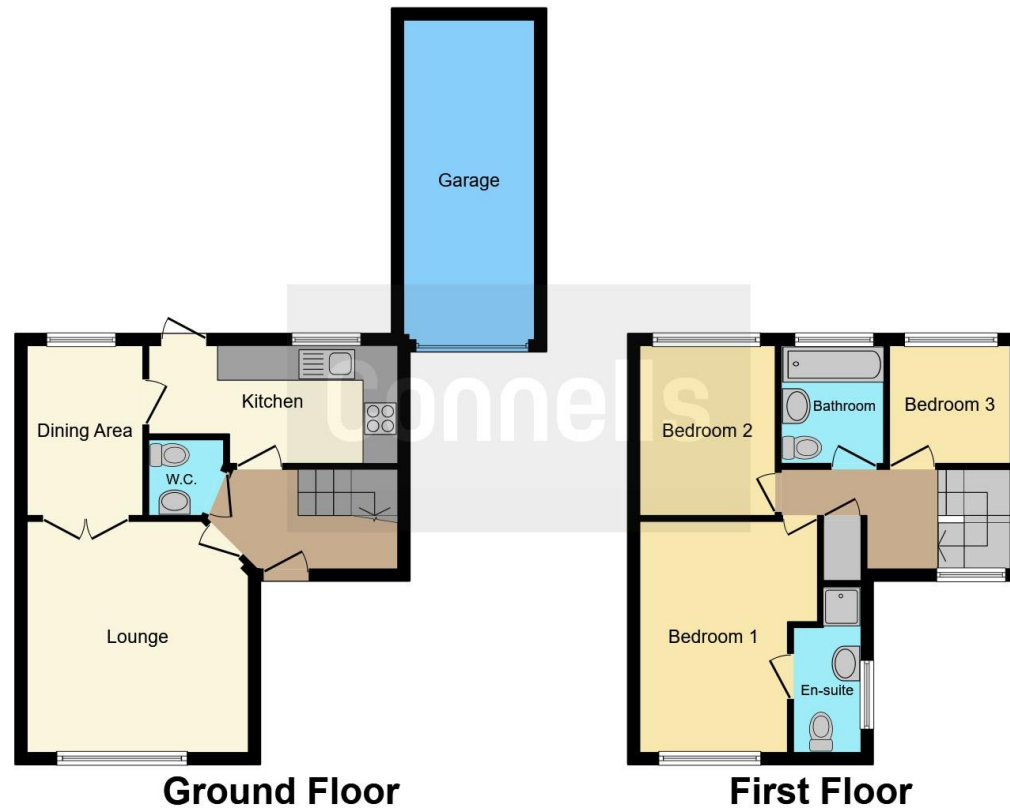
Rear Garden

Patio area, laid to lawn, landscaped.









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

T 01296 395710
E fairfordleys@connells.co.uk

6 Hampden Square
 AYLESBURY HP19 7HT

EPC Rating: C

Tenure: Freehold

view this property online [connells.co.uk/Property/LEY303700](https://www.connells.co.uk/Property/LEY303700)



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