



Connells

Beethoven Drive
Aylesbury



Property Description

Connells are pleased to bring this well-presented DETACHED HOUSE to the market that is situated on a sought after residential road in South Aylesbury. The property briefly comprises of a sizeable reception room, a modern fitted kitchen/diner with INTEGRATED appliances and UTILITY area, four well-proportioned bedrooms and a family bathroom. Benefits include an additional STUDY ROOM, a guest CLOAKROOM, an en-suite to the master bedroom, a well-maintained wrap around rear garden, OFF-STREET PARKING for several cars as well as a GARAGE with power, lighting and built in storage.

The ideal family home, the property is conveniently located with access to several transport links including Aylesbury and Stoke Mandeville train station. There are a variety of local shops within proximity as well as being a short drive to Stoke Mandeville Hospital and Aylesbury Town centre providing further shops, eateries, entertainment and recreational facilities.

For more information or to arrange a viewing, please contact Connells today.

Entrance Hall

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

Cloakroom

WC, wash hand basin.

Study

8' 9" x 6' 6" (2.67m x 1.98m)
Window to front aspect, radiator.

Lounge

17' x 11' 5" (5.18m x 3.48m)
Window to front aspect, radiator, television point, telephone point.

Kitchen / Diner

25' 7" x 14' 8" (7.80m x 4.47m)
Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, windows to rear aspect, sink with drainer, electric hob with extractor hood, double oven, utility area, integrated washing machine, dishwasher, fridge/freezer, breakfast bar and centre island.

First Floor Landing

Bedroom One

14' 4" x 11' (4.37m x 3.35m)
Window to front aspect, radiator, built in wardrobe.

En-Suite

Window to side aspect, walk in shower, wash hand basin, WC.

Bedroom Two

11' 8" x 8' 4" (3.56m x 2.54m)

Window to front aspect, radiator, built in wardrobe.

Bedroom Three

9' 8" x 9' 7" (2.95m x 2.92m)

Bedroom Four

9' x 6' 4" (2.74m x 1.93m)

Window to rear aspect, radiator.

Bathroom

Window to side aspect, bath with mixer taps, shower cubicle, WC, wash hand basin, extractor fan.

Outside

Rear Garden

Patio area, laid lawn, wraps around behind garage.

Front Garden

Off-street parking for three cars.

Garage

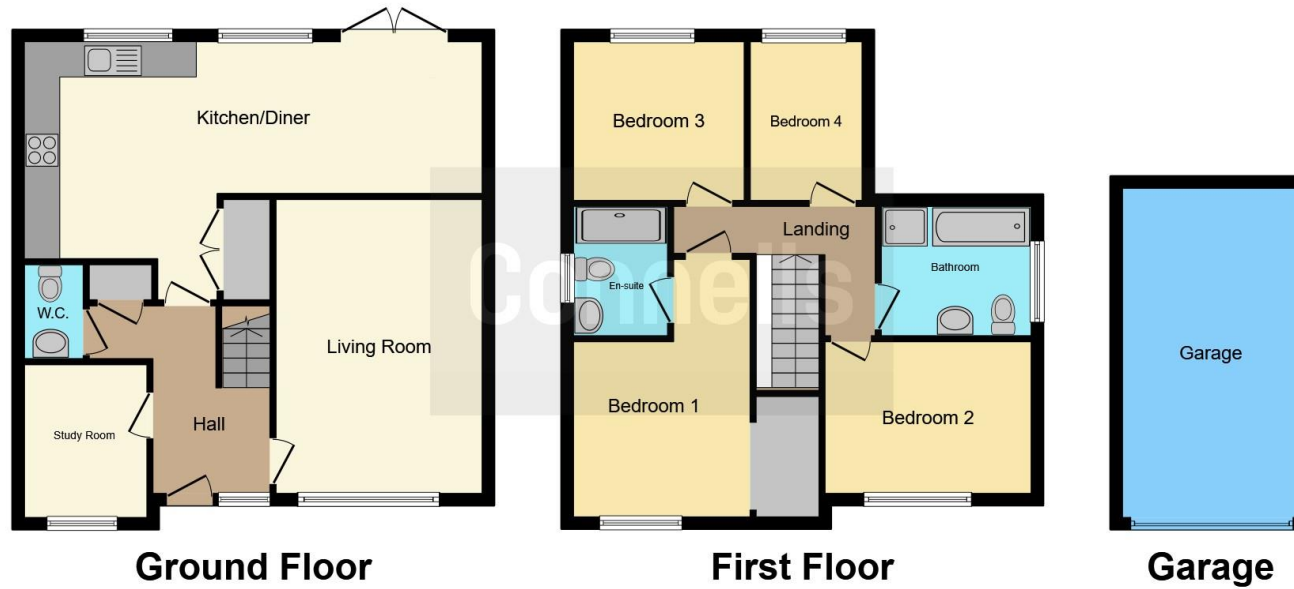
17' x 10' 3" (5.18m x 3.12m)

Up and over door, power, lighting & built in storage.









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: B

view this property online [connells.co.uk/Property/LEY303953](https://www.connells.co.uk/Property/LEY303953)

Tenure: Freehold



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