



Connells

Spruce Road  
Aylesbury



## Property Description

Connells are delighted to bring this well-presented detached house to the market that is situated on a popular residential road in Fairford Leys Village. The property briefly comprises of a spacious entrance hall, two reception rooms, a kitchen/breakfast room with French doors opening to garden, four double bedrooms with built in wardrobes and a family bathroom suite. Benefits include a separate utility room, a downstairs cloakroom, an en-suite to the master bedroom, a corner plot wrap around gardens, off-street parking and a sizable single garage.

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

## Entrance Hall

Door to front aspect, stairs to first floor landing, under-stairs cupboard, coving, radiator.

## Cloakroom

WC, wash hand basin, radiator.

## Lounge

19' x 11' 4" ( 5.79m x 3.45m )

Window to front aspect, double glazed, double doors to rear garden, feature open working fireplace with surround.

## Dining Room

10' 11" x 11' 2" ( 3.33m x 3.40m )

Window to front aspect, double glazed, radiator.

## Kitchen

11' 9" x 15' 5" MAX ( 3.58m x 4.70m MAX )

Fitted kitchen comprising a range of wall mounted and floor standing units with rolltop work surfaces, breakfast bar, stainless steel sink with drainer, tiling to splashbacks, built in oven and hob, plumbing for dishwasher, space for fridge freezer, radiator, window to rear aspect. double doors open to garden.

## Utility Room

8' 8" x 5' 6" ( 2.64m x 1.68m )

Comprising a range of wall mounted and floor standing units, sink with drainer, wall mounted boiler, plumbing for washing machine, space for tumble dryer, radiator, door to side.

## First Floor Landing

Window to rear aspect, double glazed, airing cupboard, loft access, radiator.

## Bedroom One

14' 1" x 11' 2" ( 4.29m x 3.40m )

Double-glazed double doors to Juliet style balcony overlooking rear garden, built in wardrobes, vaulted ceiling, radiator.

## En-Suite

Window to side aspect, double glazed, wash hand basin, shower cubicle, W/C, radiator.

## Bedroom Two

9' 11" x 11' 7" ( 3.02m x 3.53m )

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

## Bedroom Three

8' 1" x 11' 7" ( 2.46m x 3.53m )

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

## Bedroom Four

8' 1" x 11' 5" ( 2.46m x 3.48m )

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

## Bathroom

Window to front aspect, double glazed, wash hand basin, bath with shower over, W/C, part tiled, radiator.

## Outside

### Front Garden

Gated pathway leads to front door, enclosed by hedgerow and railings.

### Rear Garden

A secluded corner plot rear garden that is mainly laid to lawn with flower and shrub beds and borders, paved patio area. further side

areas to garden, gated side access.

## Driveway

Providing off road parking for two cars leading to garage.

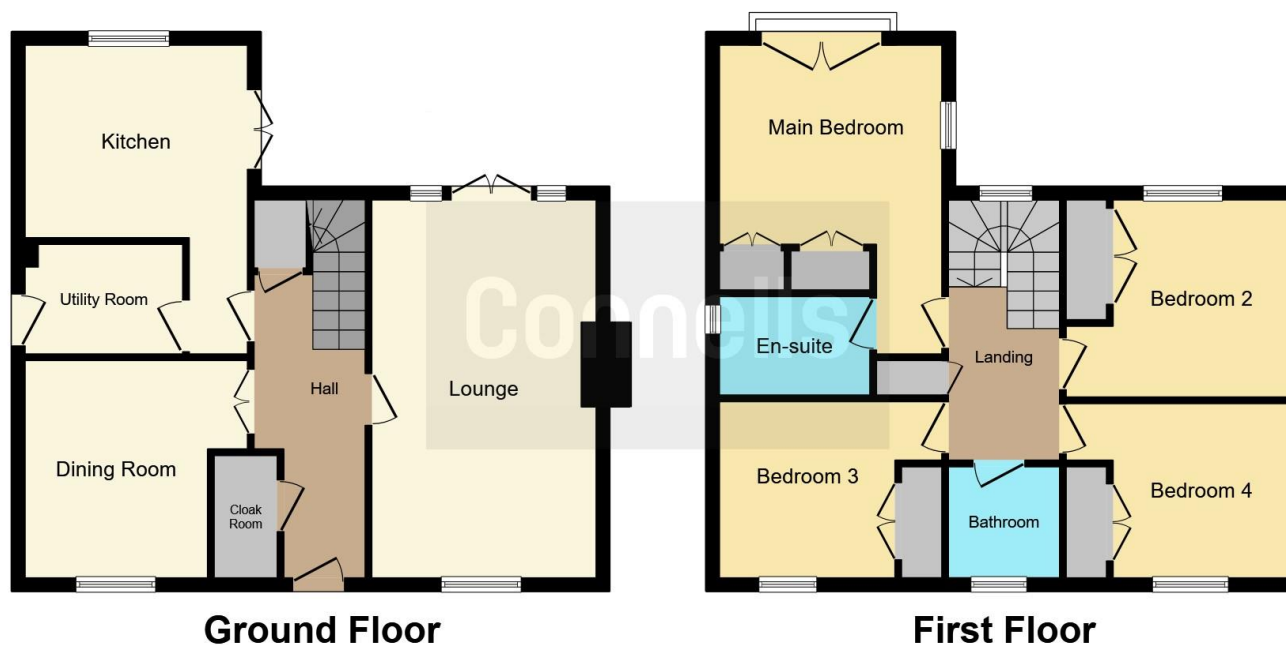
## Garage

Detached single garage, door to rear garden, eaves 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: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY303957](http://connells.co.uk/Property/LEY303957)**



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: LEY303957 - 0009