



**Connells**

Whittingham Avenue  
Wendover Aylesbury





## Property Description

Connells are pleased to bring this beautifully presented three storey town house to the market that is situated on this popular development close to Wendover Woods. The property briefly comprises of a sizeable reception room, a modern fitted kitchen, three well-proportioned bedrooms and a family bathroom. Benefits include a downstairs cloakroom, a large en suite to the master bedroom, and easily maintainable rear garden and two allocated parking spaces.

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

## Entrance Hall

Door to front aspect, storage cupboard, stairs to first floor landing.

## Cloakroom

Window to front aspect, WC, wash hand basin.

## Living Room

16' 9" x 13' 1" ( 5.11m x 3.99m )

Window to rear aspect, television point, telephone point, radiator, patio doors to rear garden.

## Kitchen

13' 1" x 6' 1" ( 3.99m x 1.85m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to

complement, window to front aspect, stainless steel sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer, breakfast bar area.

## First Floor Landing

Stairs from entrance hall, stairs to second floor landing.

## Bedroom Two

13' 1" x 9' 1" ( 3.99m x 2.77m )

Windows to rear aspect, fitted wardrobes, radiator.

## Bedroom Three

13' 3" x 11' 1" ( 4.04m x 3.38m )

Windows to front aspect, radiator.

## Bathroom

Window to side aspect, bath with mixer tap and shower attachment, WC, wash hand basin.

## Second Floor Landing

Stairs from first floor landing.

## Bedroom One

23' MAX x 13' 2" MAX ( 7.01m MAX x 4.01m MAX )

Window to front and rear aspect, skylight to rear aspect, door to en-suite.

## En-Suite

Skylight, shower cubicle, WC, wash hand basin.

## Outside

### Rear Garden

Enclosed rear garden, paved patio area, laid lawn, rear access.

### Parking

Two allocated parking spaces.



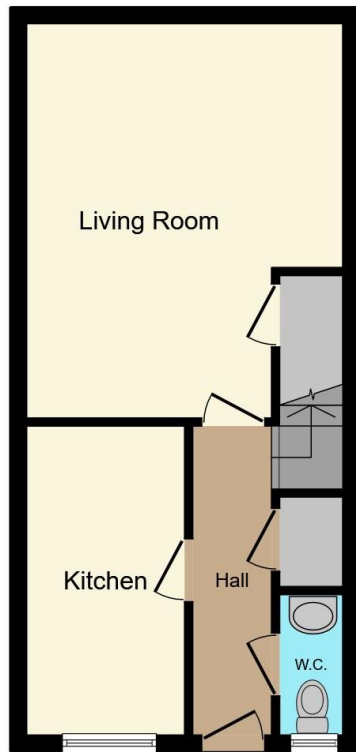




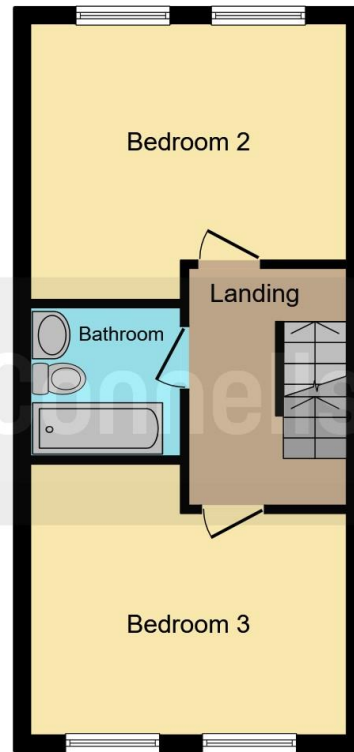




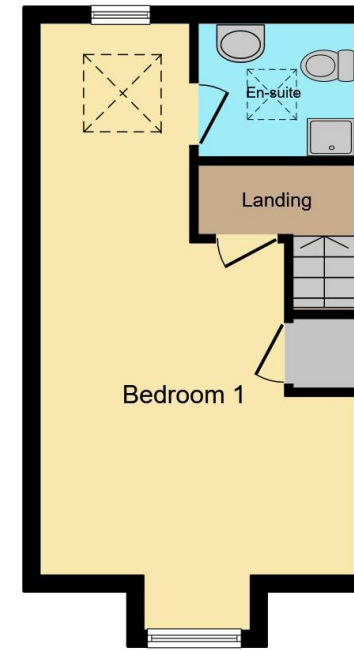




**Ground Floor**



**First Floor**



**Second Floor**

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To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304003](http://connells.co.uk/Property/LEY304003)**



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