



**Connells**

Spruce Road  
Aylesbury





## Property Description

Connells are pleased to bring this modern three bedroom detached house to the market that is situated in the popular village of Fairford Leys. The property briefly comprised of two reception rooms, a fitted kitchen, three well-proportioned bedrooms and family bathroom. Benefits include a downstairs cloakroom, an en-suite to the master bedroom, a garage, off street parking and an enclosed rear garden.

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

WC, wash hand basin.

## Lounge

13' 1" narrowing to x 12' 5" ( 3.99m narrowing to x 3.78m )

Window to front aspect, feature fire place, radiator, television point, telephone point.

## Dining Room

9' 10" narrowing to x 7' 9" ( 3.00m narrowing to x 2.36m )

Window to rear aspect, radiator.

## Kitchen

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

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine space for fridge/freezer, door to porch area into garden.

## Porch

Windows to rear and side, door to rear garden.

## First Floor Landing

Stairs from entrance hall, window to front aspect, storage cupboard.

## Bedroom One

10' 5" narrowing to x 10' 3" ( 3.17m narrowing to x 3.12m )

Window to front aspect, fitted wardrobe, radiator, door to en-suite.

## En-Suite

Window to side aspect, WC, wash hand basin, shower cubicle.

## Bedroom Two

10' 3" narrowing to x 7' 9" ( 3.12m narrowing to x 2.36m )

Window to rear aspect, fitted cupboard, radiator.

### Bedroom Three

8' 7" narrowing to x 6' 8" ( 2.62m narrowing to x 2.03m )

Window to rear aspect, radiator.

### Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, wash hand basin, radiator.

### Outside

#### Front Garden

Black cast iron railings and a path leading to the front door, off street parking for two cars leading to the garage.

### Garage

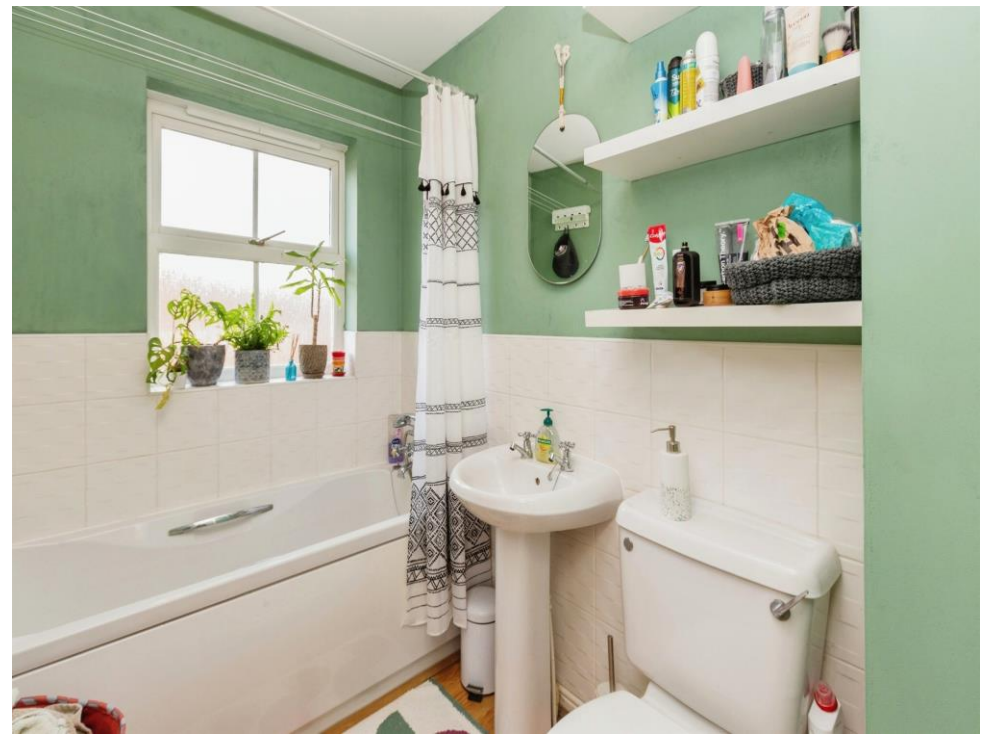
Up and over door, power and light connected and eaves storage space. The garage has been partially divided with a stud wall to create a workshop to the rear.

### Rear Garden

Enclosed rear garden which is laid principally to lawn, side access.















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**

**view this property online [connells.co.uk/Property/LEY303951](https://www.connells.co.uk/Property/LEY303951)**

Tenure: Freehold



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