



**Connells**

Pilots Place Pilots Place  
Haddenham Aylesbury





## Property Description

**\*\* NO UPPER CHAIN \*\*** CONNELLS, Fairford Leys are delighted to welcome to the market this three bedroom town house situated in the highly sought after village of Haddenham.

On entering the property, the entrance hall leads through to the living room at the front and continues to the kitchen and dining area to the rear as well as a downstairs cloakroom.

The living areas have TV and telephone points. The kitchen is fitted with contemporary Manhattan units in Ferrara Oak and there is a stainless steel oven, hob and extractor hood, stainless steel splash back to the hob and space for a washing machine. Patio doors open out onto the rear garden. To the first floor are 2 neutrally decorated bedrooms with a family bathroom comprising; a modern white bathroom suite with bath, WC, hand wash basin, bathroom mirror and chrome heated towel rail.

The second floor is dedicated solely to a spacious master bedroom with built in wardrobes and roof window.

Outside, the property has allocated off street parking with additional visitors bays, and a rear garden laid to lawn with rear gated access and good size shed. The property is located within Haddenham village, which has numerous facilities including local shops, pubs and cafes within walking distance. The train station is a short walk away with regular trains to London Marylebone.

## Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

## Entrance Hall

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

## Lounge

13' x 9' 6" ( 3.96m x 2.90m )

Window to front aspect, double glazed, television point, telephone point, under-stairs storage, radiator.

## Kitchen

12' 11" x 11' 2" ( 3.94m x 3.40m )

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 extractor hood, electric oven, plumbing for washing machine and dishwasher, space for fridge/freezer, French doors to rear garden, wall mounted boiler, storage cupboard.

## Cloakroom

WC, wash hand basin, radiator.

## First Floor Landing

Stairs from entrance hall, window to front

aspect, double glazed, stairs to second floor landing.

### Bedroom Two

12' 11" x 8' 2" ( 3.94m x 2.49m )

Window to rear aspect, double glazed, radiator.

### Bedroom Three

9' 1" x 6' 1" ( 2.77m x 1.85m )

Window to front aspect, double glazed, radiator.

### Bathroom

Bath with mixer taps and overhead shower, WC, vanity basin, hand towel rail, extractor.

### Second Floor Landing

Stairs from first floor landing.

### Bedroom One

18' 7" x 13' MAX ( 5.66m x 3.96m MAX )

Windows to front and rear aspect, built in wardrobes, radiator.

### Outside

### Parking

One allocated parking space.

### Rear Garden

Patio area, pathway, laid lawn, timber built shed, rear access.

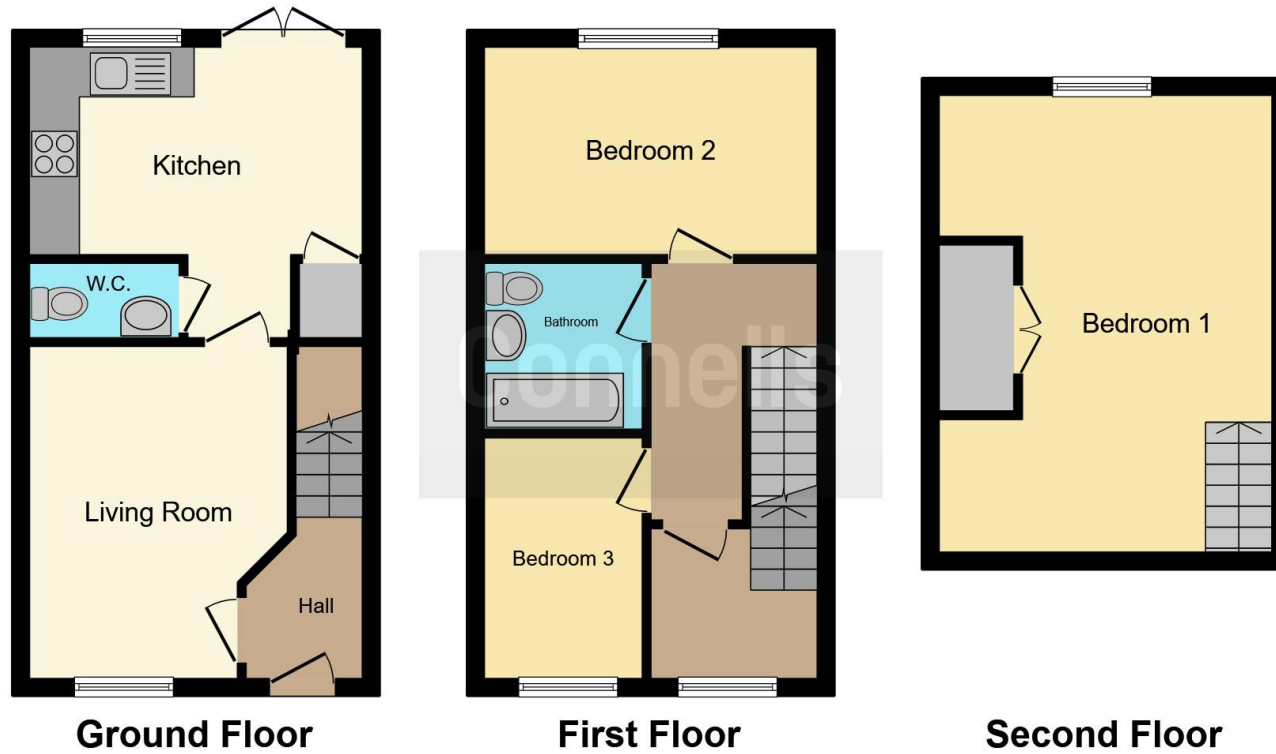












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/LEY304034](http://connells.co.uk/Property/LEY304034)**

Tenure: Freehold



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