



Connells

Brimmers Way
Aylesbury



Property Description

**** NO UPPER CHAIN **** Connells are delighted to present this well-presented semi-detached house to the market that is located within walking distance to the centre of Fairford Leys with its array of shops, amenities and restaurants. There is also excellent local schooling, a golf course and a gym all close by.

The ground floor comprises of a sizeable reception room, a modern fitted kitchen and downstairs cloakroom, up-stairs are two spacious double bedrooms and a family bathroom suite. The property benefits from a driveway, garage which has the potential for conversion (STPP) and on street parking nearby.

The rear garden offers a perfect space for outdoor dining and entertainment with its paved patio area and the rest is mainly laid to lawn.

An internal viewing is highly recommended, contact Connells today.

Entrance Hall

Door to the front storage cupboard.

Cloakroom

WC, wash hand basin, radiator.

Living Room

12' 9" x 13' 7" (3.89m x 4.14m)

Double glazed windows and door to the rear

garden, radiator and points for both a television and telephone, stairs to first floor landing.

Kitchen

8' 9" x 6' 4" (2.67m x 1.93m)

Fitted kitchen including; double glazed window to the front, one bowl sink and drainer, work surfaces, tiling, electric oven with a gas hob, cooker-hood, boiler, fridge/freezer, radiator and plumbing for both a washing machine and dishwasher.

First Floor Landing

Stairs from the lounge.

Bedroom One

11' 6" x 12' 8" INTO WARDROBE (3.51m x 3.86m INTO WARDROBE)

Double glazed window to the rear, built in wardrobes, airing cupboard housing boiler and radiator.

Bedroom Two

10' 11" x 6' 6" (3.33m x 1.98m)

Double glazed window to the front and radiator.

Bathroom

fitted bathroom which includes; bath with mixer taps and overhead shower, wash hand basin, extractor fan, shaver point.

Outside

Parking

Driveway available to the side of the property as well as on street parking, access to garage.

Garage

Single garage, up and over door.

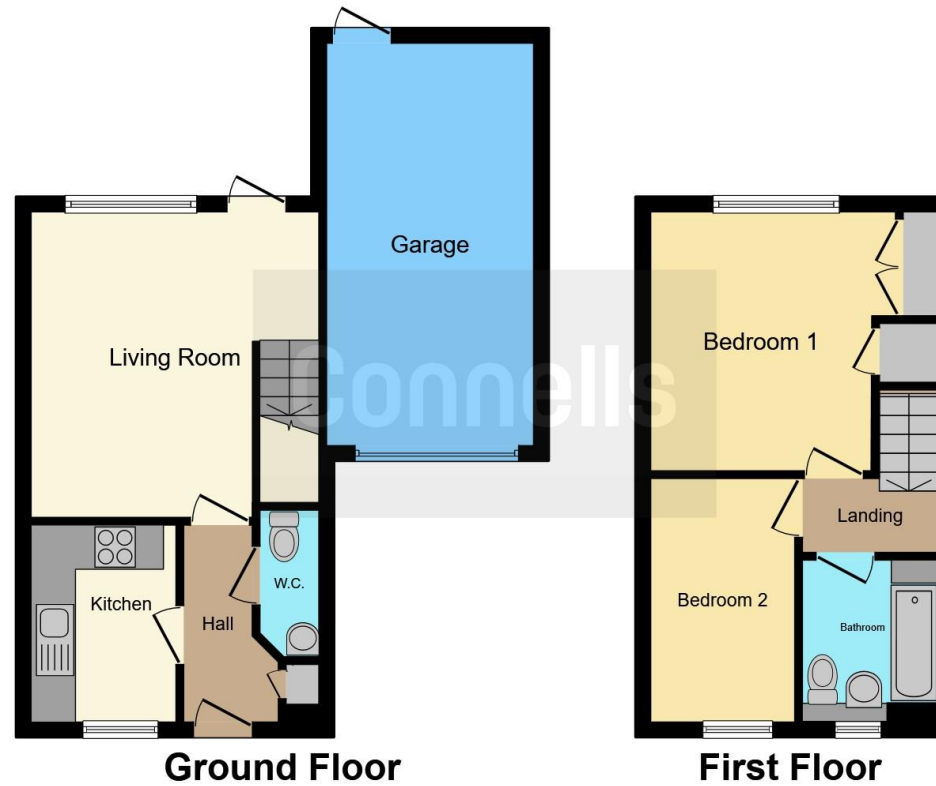
Rear Garden

Side access paved patio area, rest is mainly laid to lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

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Tenure: Freehold



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