



Connells

Hickman Street
Aylesbury



Property Description

Connells are delighted to bring this immaculately presented mid-terraced town house to the market that is situated on a popular residential road in the sought-after area of Fairford Leys. The property consists of three floors and comprises of a sizeable reception room, a modern fully integrated kitchen/ diner, four well-proportioned bedrooms and a family bathroom. Benefits include a guest cloakroom, an en-suite to the master bedroom, an integral garage with power and lighting, a gated driveway for one car as well as an enclosed front garden with a decking area, pergola and grass laid.

An ideal family home, the property is conveniently located with access to several transport links including regular bus route linking with the town centre and rail links are either at the new Aylesbury Parkway or the Aylesbury town station linking with London Marylebone. There are a variety of nurseries, primary schools and secondary schools within catchments including St Mary's, Mandeville and Aylesbury Grammar Schools. There are a range of local shops and amenities within walking distance including eateries, convenience store, off license, hairdressers, vets, doctors, dentist, pharmacy and gymnasium.

Viewing is HIGHLY recommended.

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

Entrance Hall

Door to front aspect, radiator, stairs to first

floor landing, under-stairs cupboard.

Cloakroom

WC, wash hand basin, radiator.

Kitchen / Diner

10' 2" x 15' (3.10m x 4.57m)

Fitted kitchen comprised of wall and base mounted units with work surfaces to complement, window to rear aspect, inset sink bowl unit with mixer tap, inset induction hob and over head extractor, integrated double oven, microwave, fridge/freezer, dishwasher and washing machine, tiled flooring, radiator, spotlights to ceiling and space for a dining table, patio doors to front garden.

First Floor Landing

Stairs from entrance hall, windows to front and rear aspect, radiator, stairs to second floor landing.

Lounge

10' 1" x 15' 2" (3.07m x 4.62m)

Windows to front and rear aspect, television point, telephone point, radiator, carpeted.

Bedroom Three

8' 11" x 8' 7" (2.72m x 2.62m)

Window to front aspect, radiator, carpeted.

Bedroom Four / Study

8' 6" x 5' 4" (2.59m x 1.63m)

Window to rear aspect, radiator, carpeted.

Second Floor Landing

Stairs from first floor landing, window to rear aspect, airing cupboard.

Bedroom One

15' 2" x 8' 7" (4.62m x 2.62m)

Window to front and rear aspect, built in wardrobes, radiator, carpeted.

En-Suite

Wc, hand wash basin, enclosed shower cubicle, heated towel rail and frosted window to front aspect.

Bedroom Two

10' 2" x 9' 4" (3.10m x 2.84m)

Window to the front aspect, built in wardrobe, radiator, carpeted.

Bathroom

Panelled bathtub with shower and screen, hand wash basin unit, wc, heated towel rail and frosted window to rear aspect.

Outside

Parking

Gated driveway with space for one vehicle.

Garage

11' 7" x 8' 4" (3.53m x 2.54m)

Integral garage with light and power

Front Garden

Enclosed front garden with a decking area, pergola and grass laid.

Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

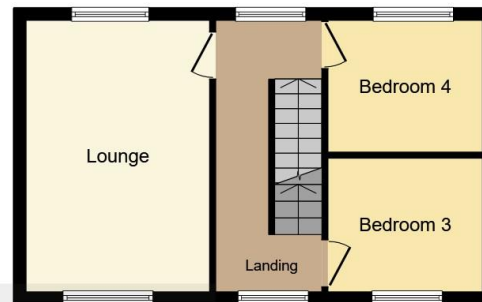




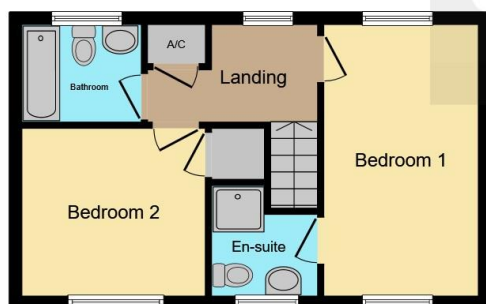




Ground Floor



First Floor



Second Floor

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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

view this property online connells.co.uk/Property/LEY304132

Tenure: Freehold



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.

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