



Connells

Richardson Close
Aylesbury



Property Description

Connells are delighted to present this stunning modern three bedroom family home situated in the newly developed Merchant's Place, which is an exclusive collection of thirty one two and three bedroom contemporary homes situated in the charming town of Aylesbury.

The ground floor comprises of a modern kitchen which opens onto the living area overlooking the landscaped private rear garden. Up the stairs are three sizable bedrooms and a three piece family bathroom suite. The master bedroom includes built-in wardrobes.

An internal viewing is highly recommended, contact Connells today to book your viewing.

Entrance Hall

Double glazed door to front aspect and access into the W/C and storage cupboard.

Cloakroom

Window to front aspect, water closet, wash hand basin and radiator.

Lounge

14' 5" x 15' 2" (4.39m x 4.62m)

Window and patio door to rear aspect, radiator and points for a television and

telephone.

Kitchen

14' 11" x 6' 6" (4.55m x 1.98m)

Window to front aspect, gas hob, extractor fan, one and a half bowl sink, work surfaces, washing machine, dishwasher and fridge/freezer.

First Floor Landing

Stairs from lounge, airing cupboard, loft and radiator.

Bedroom One

13' 2" x 10' 4" (4.01m x 3.15m)

Window to rear aspect, built in wardrobes and radiator.

Bedroom Two

13' 3" x 8' 2" (4.04m x 2.49m)

Window to front aspect, built in wardrobe and radiator.

Bedroom Three

6' 8" x 9' 4" (2.03m x 2.84m)

Window to front aspect and radiator.

Bathroom

Modern bathroom boasting; bath with an overhead shower, towel radiator, water closet, wash hand basin, extractor fan, shaver point and partly tiled.

Rear Garden

Private landscaped garden offering patio area and lawn.

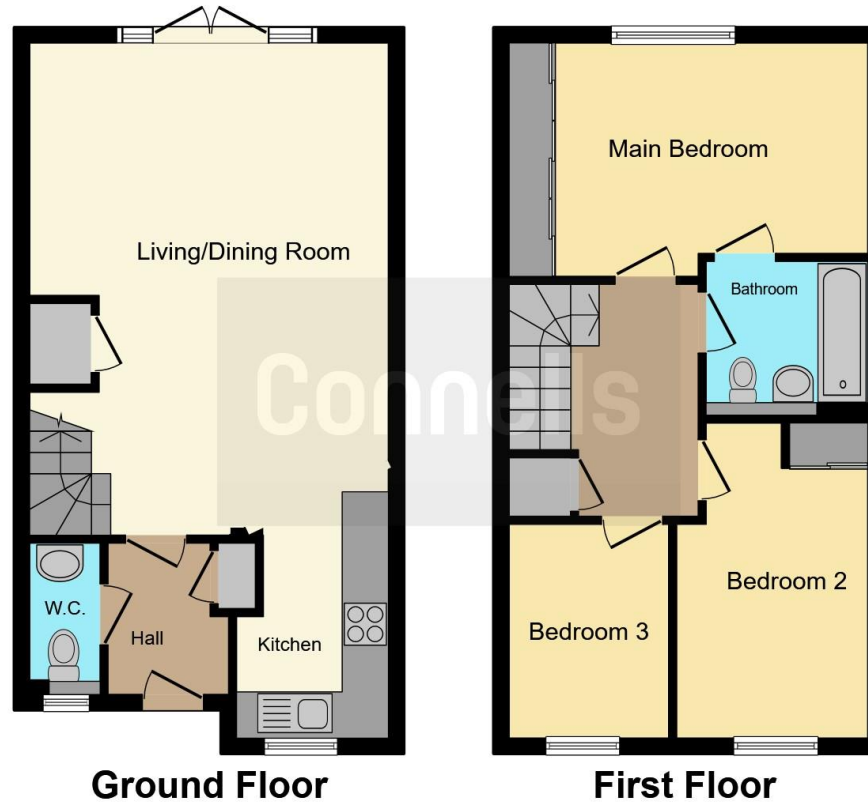
Parking

Two allocated parking spaces outside the property.









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: B

view this property online connells.co.uk/Property/LEY304133

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.

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Property Ref: LEY304133 - 0003