



CONSTABLE PLACE

Connells

Constable Place
Aylesbury



Property Description

Connells are delighted to bring this well-presented semi-detached house to the market that is situated the popular Haydon Hill development to the north west of Aylesbury's Town Centre. The property comprises of a sizeable reception room, a modern refitted kitchen, two well-proportioned bedrooms and a refitted bathroom suite. Benefits include an off-street parking space, a larger than average south-west facing rear garden, and a garage.

Ideal for first time buyers or investors, the property is conveniently located with access to several transport links including being within walking distance of the Aylesbury Parkway Train Station which offers mainline services into London Marylebone. There is good access by road towards Bicester and the M40 Junction 9. There are a variety of amenities within walking distance including a Tesco Express, Doctors Surgery, Pub/Restaurant as well as a range of well-regarded Primary and Secondary Schooling.

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

Entrance Hall

Door to front aspect, window to front aspect, stairs to first floor landing, under-stairs storage, radiator.

Lounge

13' 8" x 11' 7" (4.17m x 3.53m)

Window to rear aspect, television point,

telephone point, radiator, French doors to rear garden.

Kitchen

10' 9" x 7' 7" (3.28m x 2.31m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, gas cooker point, extractor hood, plumbing for washing machine, space for fridge/freezer, wall mounted boiler.

First Floor Landing

Bedroom One

12' 6" x 10' 6" (3.81m x 3.20m)

Windows to front aspect, radiator, built in wardrobe.

Bedroom Two

9' 9" x 7' 6" (2.97m x 2.29m)

Window to rear aspect, radiator.

Bathroom

Window to rear aspect, bath with mixer taps and shower attachment, overhead shower, WC, vanity basin, hand towel rail.

Outside

Front Garden

Driveway for one car.

Rear Garden

South west facing rear garden with close board fencing and gated side access

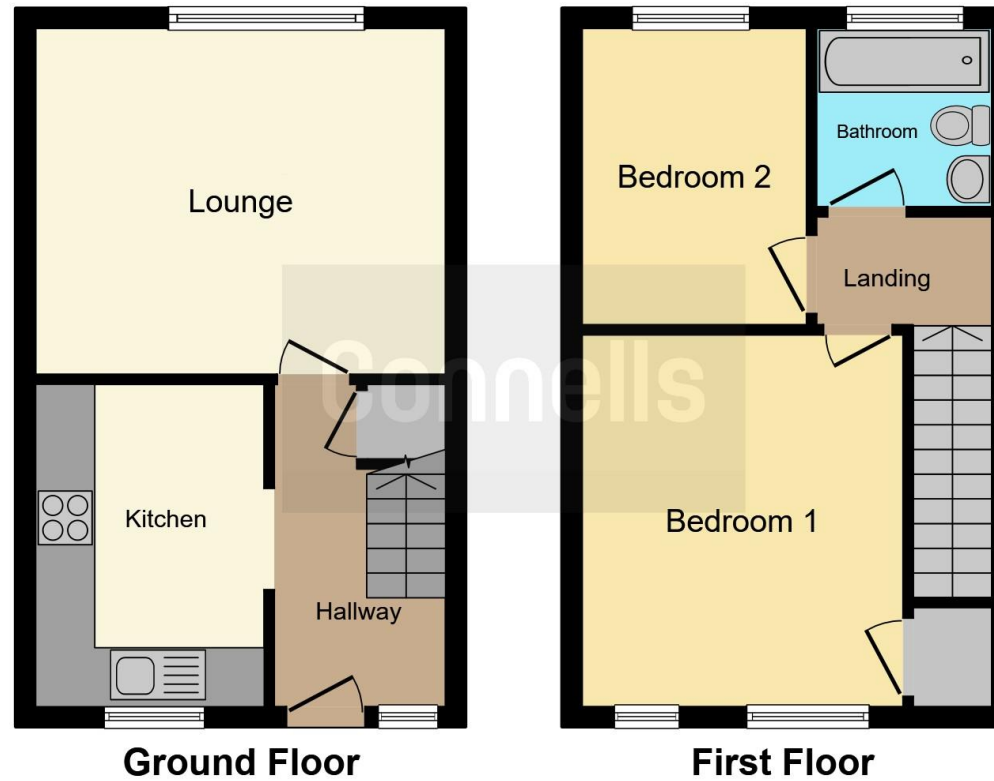
Garage

Situated in the rear garden currently with no vehicular access but this could be created by the removal of fence panels.









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

T 01296 395710
E fairfordleys@connells.co.uk

6 Hampden Square
 AYLESBURY HP19 7HT

EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304153



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Property Ref: LEY304153 - 0006