



**Connells**

St Catherines Court  
Aylesbury





## Property Description

Connells are pleased to bring this spacious, semi-detached house to the market that is situated in a quiet cul-de-sac road, close to local amenities and transport facilities. The property is in good condition throughout and comprises of a welcoming entrance hall, a sizeable reception room, a fitted kitchen / breakfast room, three double bedrooms and modern family bathroom. Benefits include UPVC double glazing, 12 solar panels on the roof, gas central heating to radiators and an easily maintainable enclosed rear garden with brick built shed.

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

## Entrance Hall

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

## Dining / Living Room

21' 2" x 11' 1" ( 6.45m x 3.38m )

Window to front aspect, television point, telephone point, radiators, patio doors to rear garden.

## Kitchen

12' 6" x 9' 8" ( 3.81m x 2.95m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, gas cooker point, extractor hood,

plumbing for washing machine and dishwasher, space for tumble dryer, space for fridge/freezer, wall mounted boiler.

## First Floor Landing

Stairs from entrance hall, airing cupboard.

## Bedroom One

11' 6" MAX x 11' 4" ( 3.51m MAX x 3.45m )

Window to rear aspect, radiator.

## Bedroom Two

10' x 7' 11" ( 3.05m x 2.41m )

Window to front aspect, radiator.

## Bedroom Three

9' 10" x 8' 3" ( 3.00m x 2.51m )

Window to front aspect, radiator.

## Shower Room

Window to rear aspect, walk in double shower, WC, wash hand basin, heated hand towel rail.

## Outside

### Front Garden

Enclosed front garden.

### Rear Garden

Fenced enclosed, paved, vegetable patches, brick built shed.



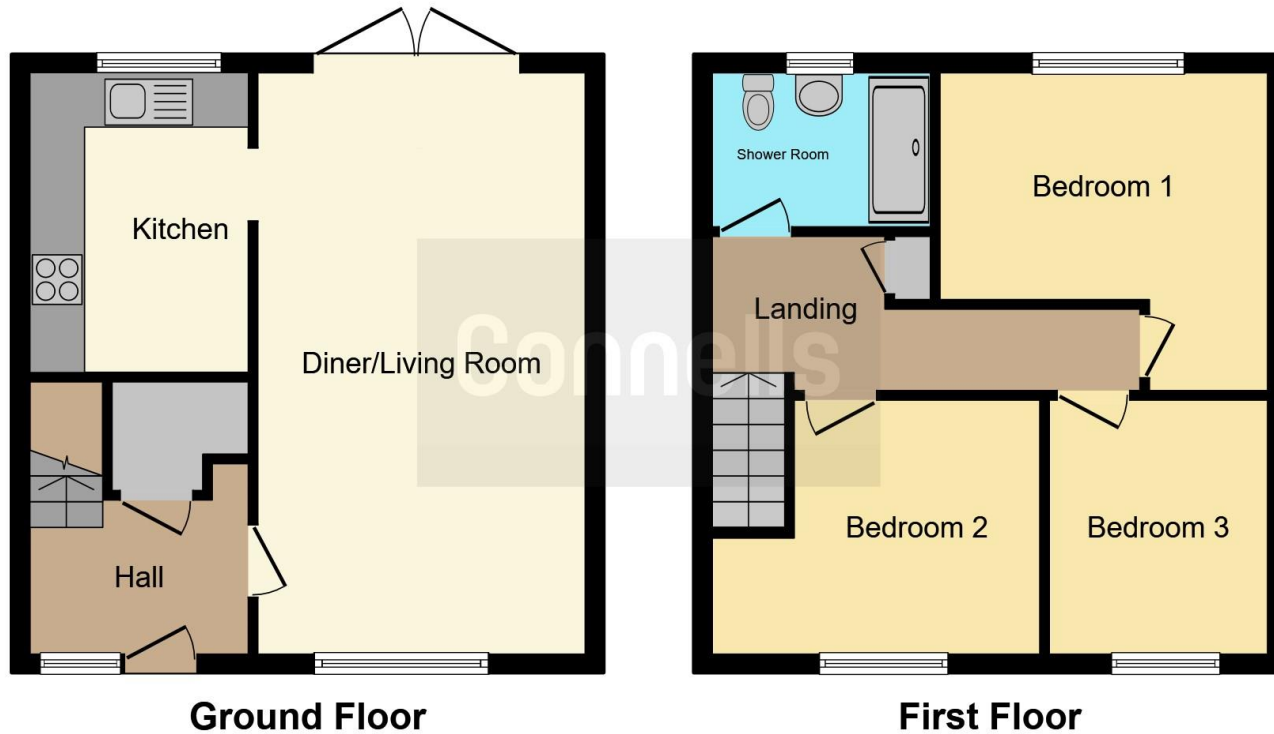












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

**T 01296 395710**  
**E [fairfordleys@connells.co.uk](mailto:fairfordleys@connells.co.uk)**

6 Hampden Square  
 AYLESBURY HP19 7HT

**EPC Rating: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY302704](http://connells.co.uk/Property/LEY302704)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LEY302704 - 0006