



Connells

Brimmers Way
Aylesbury



Property Description

Connells are delighted to present you this well-presented semi-detached house to the market that is situated within walking distance to the centre of Fairford Leys. The property briefly comprised of a sizeable reception room, a modern fitted kitchen, two double bedrooms and a family bathroom suite. Benefits include a downstairs cloakroom, a driveway, garage and additional on street parking nearby as well as a large, landscaped rear garden.

The ideal family home the property is also within catchments to excellent local schooling, there are a golf course, a gym an array of shops, amenities and restaurants all close by.

An internal viewing is highly recommended, contact Connells today.

Entrance Hall

Door to front aspect, storage cupboard, radiator.

Cloakroom

Wc, wash hand basin, radiator.

Lounge

13' 3" x 12' 9" (4.04m x 3.89m)

Window to rear aspect, television point, telephone point, radiator, door to rear garden, stairs to first floor landing.

Kitchen

8' 8" x 6' 5" (2.64m x 1.96m)

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

First Floor Landing

Stairs from living room.

Bedroom One

12' 9" x 11' 6" (3.89m x 3.51m)

Window to rear aspect, radiator.

Bedroom Two

11' x 6' 5" (3.35m x 1.96m)

Window to front aspect, radiator.

Bathroom

Window to front aspect, bath with mixer tap and overhead shower, WC, wash hand basin, radiator.

Outside

Rear Garden

Paved patio area, gravel, side access.

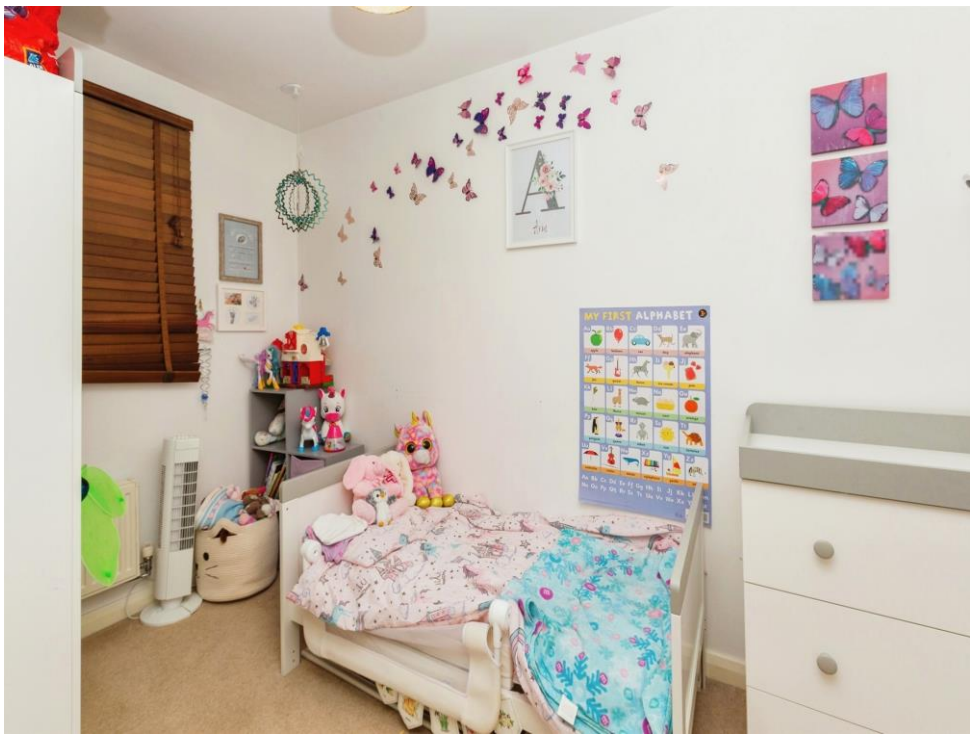
Front Garden

Driveway to side of property.

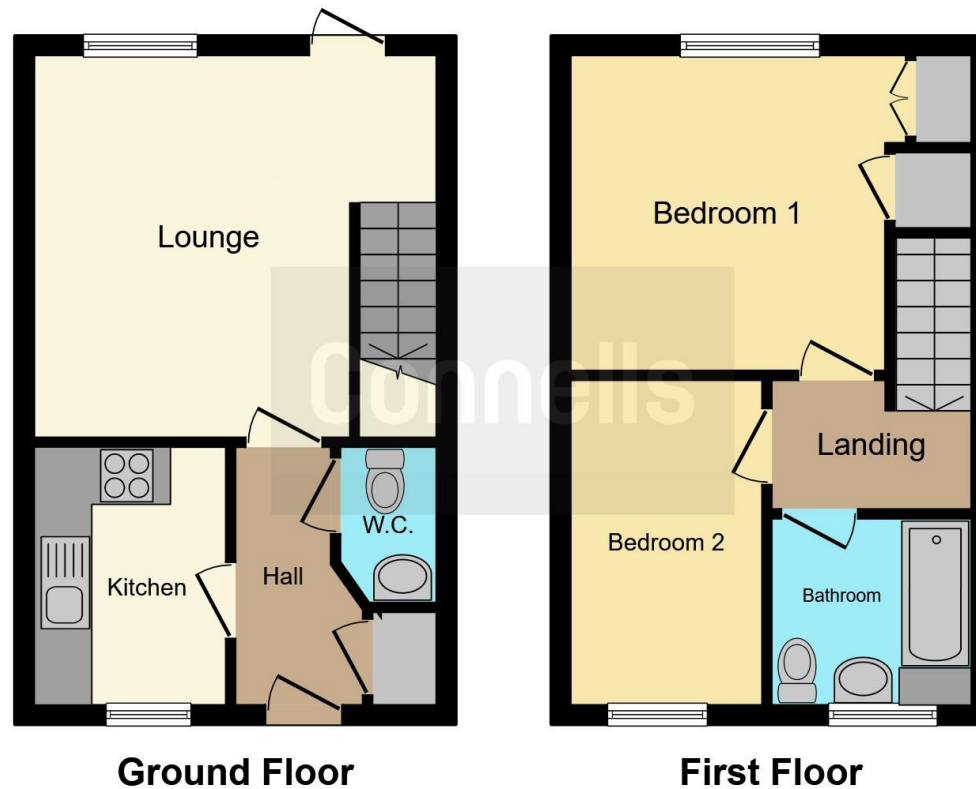
Garage

Single garage with up and over door, door to rear garden.









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: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/LEY303739



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LEY303739 - 0002