



Connells

Upper Abbots Hill
Aylesbury



Property Description

**** NO UPPER CHAIN **** Connells are pleased to bring this well-presented mid-terraced house to the market that is situated in a popular and convenient location in Aylesbury. The a sizeable reception room, a fitted kitchen, two double bedrooms and family bathroom. Benefits include a an enclosed rear garden with a shed with electrics and a single. The property is situated on the Hartwell development in Aylesbury and within easy reach of the mainline rail station where the Chiltern Railways' journey to London Marylebone averages around 60 minutes. With bus services to Oxford, Milton Keynes, Watford and Stoke Mandeville.

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

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.

Entrance Porch

Door to front aspect, window to side aspect.

Living Room

19' 4" x 11' 10" (5.89m x 3.61m)

Window to front aspect, television point, telephone point, radiator, stairs to first floor landing, understairs storage.

Kitchen

11' 10" x 8' 8" MAX (3.61m x 2.64m MAX)

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

First Floor Landing

Stairs from lounge.

Bedroom One

11' 10" x 10' 1" (3.61m x 3.07m)

Window to front aspect, radiator.

Bedroom Two

11' 10" x 8' 2" (3.61m x 2.49m)

Window to rear aspect, radiator.

Bathroom

Bath with mixer taps and overhead shower, WC, vanity wash hand basin, radiator.

Outside

Front Garden

Laid lawn, path to front door.

Rear Garden

Paved patio area, laid lawn, shed with electrics, outside tap, rear access.

Garage

Single garage with up and over door.









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

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304158



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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