



**Connells**

Hinds Way  
Aylesbury





## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are delighted to bring this well-presented mid-terraced family home to the market that is situated on popular location in Aylesbury close to the town centre. The property briefly comprises of a sizeable reception room, a modern fitted kitchen, a guest cloakroom, two double bedrooms and a family bathroom suite. Benefits include driveway parking, gas central heating and double glazing throughout.

Ideal for first time buyers or investors the property is located close to Stoke Mandeville Hospital, Aylesbury Town Centre and access to Thame and Oxford.

Viewing is highly recommended.

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

## Entrance Hall

Door to front aspect, stairs to first floor landing, radiator.

## Cloakroom

WC, wash hand basin, radiator.

## Living Room

17' x 12' ( 5.18m x 3.66m )

Windows to rear aspect, television point, telephone point, radiator, French doors to rear garden, under-stairs storage.

## Kitchen

9' 6" x 5' 7" ( 2.90m x 1.70m )

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.

## First Floor Landing

Stairs from entrance hall, loft access.

## Bedroom One

12' x 8' 8" ( 3.66m x 2.64m )

Window to rear aspect, radiator.

## Bedroom Two

10' 7" x 9' 9" ( 3.23m x 2.97m )

Window to front aspect, built in wardrobes, airing cupboard, radiator.

## Bathroom

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

## Outside

## Front Garden

Driveway for off-street parking.

## Rear Garden

Paved patio area, laid lawn, fully enclosed, external gated access to the garden.



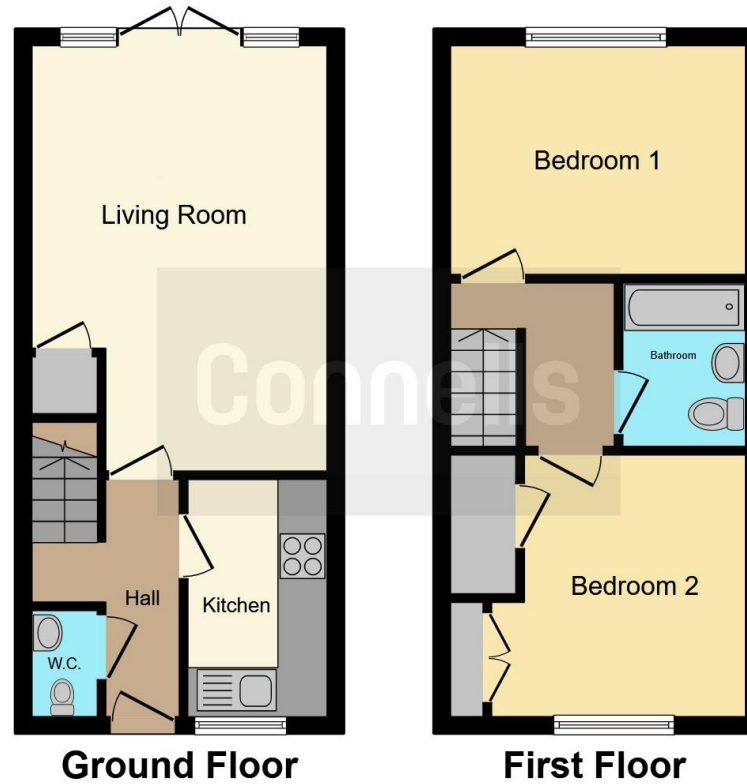












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://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/LEY304189](http://connells.co.uk/Property/LEY304189)**



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