



**Connells**

Woodford Close  
Aylesbury



## Property Description

Connells are pleased to bring this charming link-detached house to the market that is located on a sought-after residential road in Fairford Leys, located close to local schools and village centre with shops and restaurants.

Offering a great living space, the property comprises of two reception rooms, a modern re-fitted kitchen, three well-proportioned bedrooms as well as family bathroom suite. In good decorative order throughout, the property benefits from an en-suite to the master bedroom, a downstairs cloakroom, off-street parking for several cars, a garage with power and lighting as well as a landscaped rear garden with new Indian sandstone patio.

VIEWING IS HIGHLY RECOMMENDED.

For more information or to arrange a viewing, please call Connells on 01296 395 710.

## Entrance Hall

New front door to front aspect, stairs to first floor landing, radiator.

## Cloakroom

WC, wash hand basin, radiator.

## Living Room

13' 6" x 10' 9" INTO BAY ( 4.11m x 3.28m INTO BAY )

Bay window to front aspect, television point, telephone point, radiator, door to rear garden.

## Dining Room

10' 9" x 8' 6" ( 3.28m x 2.59m )

Window to front aspect, radiator, under-stairs storage.

## Kitchen

9' 7" x 7' 2" ( 2.92m x 2.18m )

Re-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 with extractor hood, plumbing for washing machine, space for fridge/freezer, new fitted boiler, door to rear garden.

## First Floor Landing

Stairs from entrance hall, airing cupboard, window to front aspect, access to part boarded loft.

## Bedroom One

9' 8" x 9' 7" ( 2.95m x 2.92m )

Window to rear aspect, built in wardrobes, radiator, door to rear garden.

## En-Suite

Window to rear aspect, shower cubicle, WC, wash hand basin, hand towel rail.

## Bedroom Two

11' 8" x 8' 6" ( 3.56m x 2.59m )

Window to rear aspect, radiator.

### Bedroom Three

9' 9" x 7' 4" ( 2.97m x 2.24m )

Window to front aspect, radiator.

### Bathroom

Window to front aspect, bath with mixer taps, WC, wash hand basin, radiator.

### Outside

#### Front Garden

Block paved driveway for several cars, garage access.

#### Garage

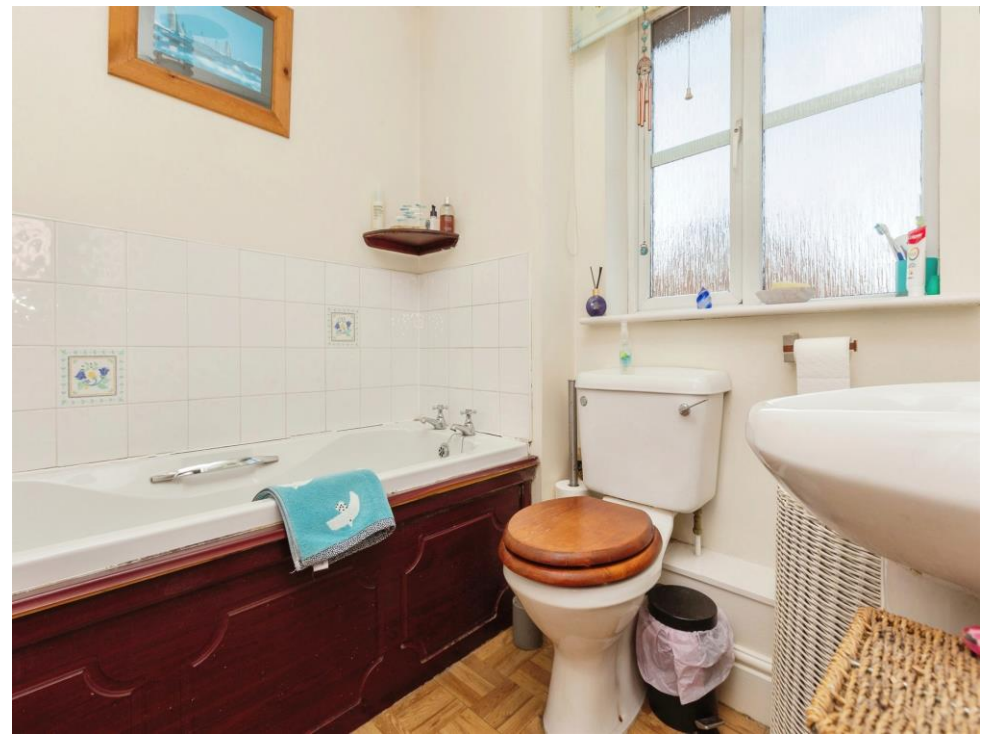
17' 9" x 9' ( 5.41m x 2.74m )

Up and over door, power and lighting.

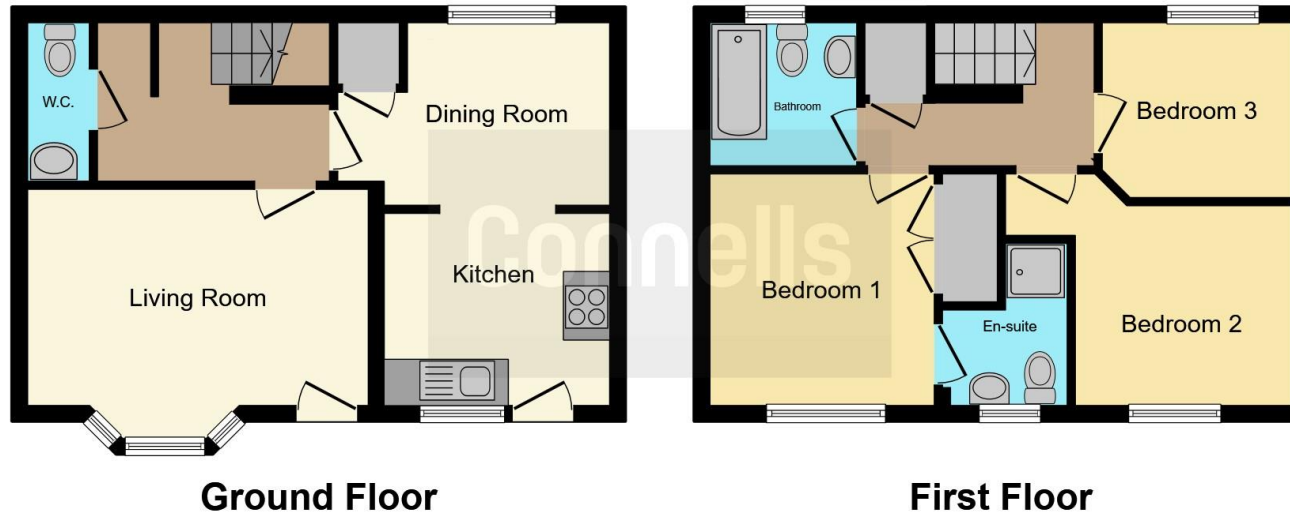
#### Rear Garden

Indian sandstone patio area, laid lawn, mature flower beds, fencing.









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: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304204](http://connells.co.uk/Property/LEY304204)**



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: LEY304204 - 0002