



Connells

Portman Mews
Aylesbury



Property Description

Connells are delighted to bring this immaculately presented detached house to the market that is situated on a highly sought after residential area is Aylesbury. The property briefly comprises of a sizeable reception room, a newly re-fitted modern kitchen, four double bedrooms and a newly re-fitted family bathroom suite. Benefits include an en-suite to the master bedroom, a guest cloakroom, a well-maintained enclosed rear garden, off-street parking and an integrated garage with power and lighting.

Located in a desirable neighbourhood, the property is conveniently located to several transport links including a regular bus route linking with the town centre and rail links are either at the new Aylesbury Parkway or the Aylesbury town station linking with London Marylebone. There are a variety of eateries, convenience store, off license, hairdressers, vets, doctors, dentist, pharmacy and gymnasium within proximity. There are a several well-regarded schools within catchments including St Mary's Primary School as well as Mandeville and Aylesbury Grammar Schools.

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 Hall

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

Cloakroom

WC, wash hand basin, radiator.

Living / Dining Room

22' x 10' 9" (6.71m x 3.28m)

Windows to rear aspect, television point, telephone point, radiator, patio doors to rear garden.

Kitchen

16' x 7' 1" (4.88m x 2.16m)

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, integrated dishwasher, space for American fridge/freezer, plumbing and space within a cupboard for a washing machine, door to rear garden.

First Floor Landing

Stairs from entrance hall, storage cupboard.

Bedroom One

11' 8" x 10' 6" (3.56m x 3.20m)

Window to rear aspect, radiator.

Bedroom Two

11' 5" x 9' 10" (3.48m x 3.00m)

Window to front aspect, radiator, door to en-suite.

En-Suite

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

Bedroom Three

12' x 8' 4" (3.66m x 2.54m)

Window to front aspect, radiator.

Bedroom Four

11' 2" x 7' 11" (3.40m x 2.41m)

Window to rear aspect, radiator.

Bathroom

Bathroom

Window to side aspect, bath with mixer taps and overhead shower, WC, wash hand basin, heated hand towel rail.

Front Garden

Garage access.

Garage

15' 6" x 7' 11" (4.72m x 2.41m)

Up and over door, power and lighting.

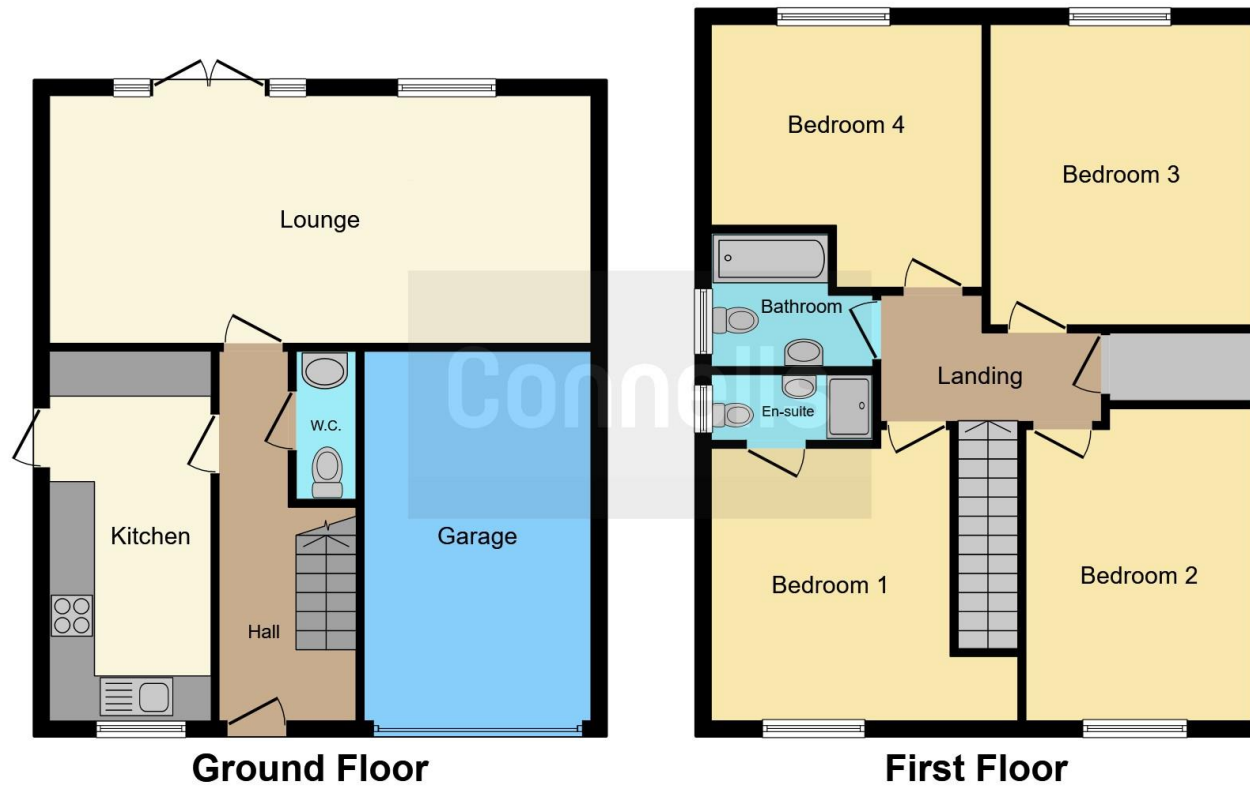
Rear Garden

Enclosed rear garden, patio area, laid lawn.









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

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EPC Rating: C

view this property online connells.co.uk/Property/LEY304208

Tenure: Freehold



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.

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