



Connells

Grenville Road
Aylesbury



Property Description

Connells present to you this three bedroom family home which has been finished to an exacting standard. The property has undergone extensive refurbishment and loft conversion with velux windows. A brand new stylish kitchen with fitted appliances, luxury non-slip vinyl flooring throughout the ground floor, on entering the property there is an attractive and useful porch before leading into the hallway with a large open plan lounge/dining area filled with natural sunlight. and an extra benefit of a good sized conservatory leading onto the extensive garden, upstairs there is a master with a new ensuite, second double and a family bathroom then onto a second stair case leading into the loft conversion offering a light good sized room with skylight windows overlooking the garden.

The area has good transport links, excellent schools and just a short distance to Aylesbury town centre.

****VIEWING IS HIGHLY RECOMMENDED ****

Entrance Porch

Door to front aspect, window to front and side aspect, door to entrance hall.

Entrance Hall

Door to front aspect, stairs to first floor landing, under-stairs storage, radiator.

Living / Dining Room

22' 7" MAX x 13' 10" (6.88m MAX x 4.22m)
Window to front aspect, television point, telephone point, radiators, feature fire place, patio doors to conservatory.

Conservatory

11' 10" x 9' 11" (3.61m x 3.02m)
Windows to rear and side aspect, door to rear garden, radiator.

Kitchen

11' 10" x 9' 10" (3.61m x 3.00m)
New fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, stainless sink with drainer, electric oven and hob with extractor hood, integrated dishwasher, space for fridge/freezer.

Utility Room

Wall units and work surfaces to complement, plumbing for washing machine, new combi boiler.

Cloakroom

WC, wash hand basin, extractor.

Study/Office

6' 7" x 7' 6" (2.01m x 2.29m)
Window to rear aspect, radiator.

First Floor Landing

Bedroom One

13' 1" x 11' 4" (3.99m x 3.45m)

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

Mainly laid lawn, shrubberies and trees, shed.

En-Suite

Window to front aspect, shower cubicle, WC, vanity wash hand basin.

Bedroom Two

13' 7" x 10' 8" (4.14m x 3.25m)

Window to rear aspect, fitted wardrobes, television point, radiator.

Bathroom

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

Second Floor

Stairs from first floor landing.

Loft Room / Bedroom Three

20' 2" x 13' 5" (6.15m x 4.09m)

Velux windows to front and rear aspect, radiator, storage area, storage in eaves.

Outside

Front Garden

New fascias, soffits, guttering and roofing, driveway for several cars.

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: C

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304213



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: LEY304213 - 0007