



**Connells**

Wiseman Close  
Aylesbury





## Property Description

Connells are delighted to bring to market this well presented three-bedroom family home that offers good living space, newly renovated WC, en-suite and family bathroom with stylish vanity units, heated towel rails and LED downlights and mirrors. The contemporary and light fitted kitchen offers plenty of wall and base units with fitted appliances. This property benefits from two double bedrooms, one single and a private enclosed rear garden with driveway parking for three cars and a generous single garage. This stunning family home is walking distance to Stoke Mandeville hospital and within close proximity to the train station offering a direct line into London Marylebone. The property has been well maintained throughout the years and includes external power supply, external cold tap and a new composite front door.

### Entrance Hall

Door to front aspect.

### Cloakroom

WC, wash hand basin, heated hand towel rail.

### Living Room

15' 1" MAX x 11' 4" MAX ( 4.60m MAX x 3.45m MAX )

Windows to front and side aspect, television point, telephone point, radiator.

### Kitchen / Diner

15' 1" MAX x 9' 4" MAX ( 4.60m MAX x 2.84m 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 with extractor hood, plumbing for washing machine, space for fridge/freezer, patio doors to rear garden, space for dining area, radiator.

### Hallway

Stairs to first floor landing.

### First Floor Landing

Stairs from hallway, storage cupboard.

### Bedroom One

10' 10" Plus Door x 11' 9" MAX ( 3.30m Plus Door x 3.58m MAX )

Window to rear aspect, radiator, built in wardrobe, door to en-suite.

### En-Suite

Window to rear aspect, WC, wash hand basin, shower cubicle, heated hand towel rail, digital shower, LED mirrors.

### Bedroom Two

9' 6" MAX x 7' 10" MAX ( 2.90m MAX x 2.39m MAX )

Window to front aspect, radiator.

## Bedroom Three

6' 9" MAX x 6' 4" MAX ( 2.06m MAX x 1.93m MAX )

Window to front aspect, fitted wardrobe, radiator.

## Bathroom

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

## Outside

### Front Garden

Driveway parking for 3 cars and a single garage & newly slabbed area along with astro turf lawn.

### Rear Garden

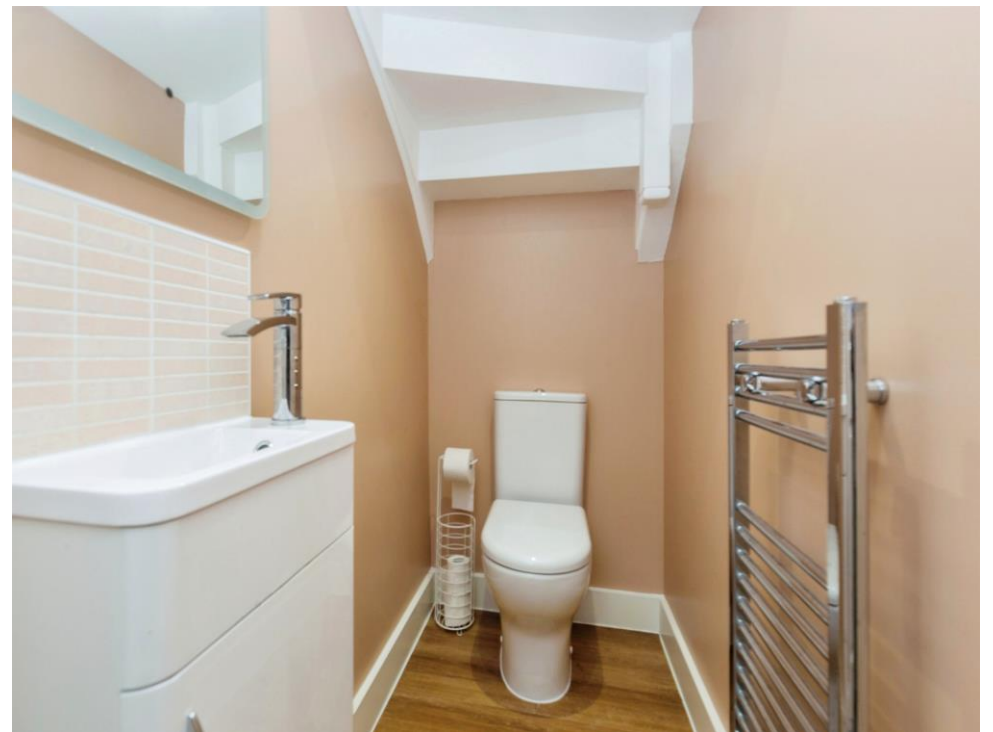
Private enclosed rear garden, patio area, astro turf lawn, side access, door to garage, external cold tap, external power supply.

## Garage

Large single garage with power, up and over door, door to rear garden.

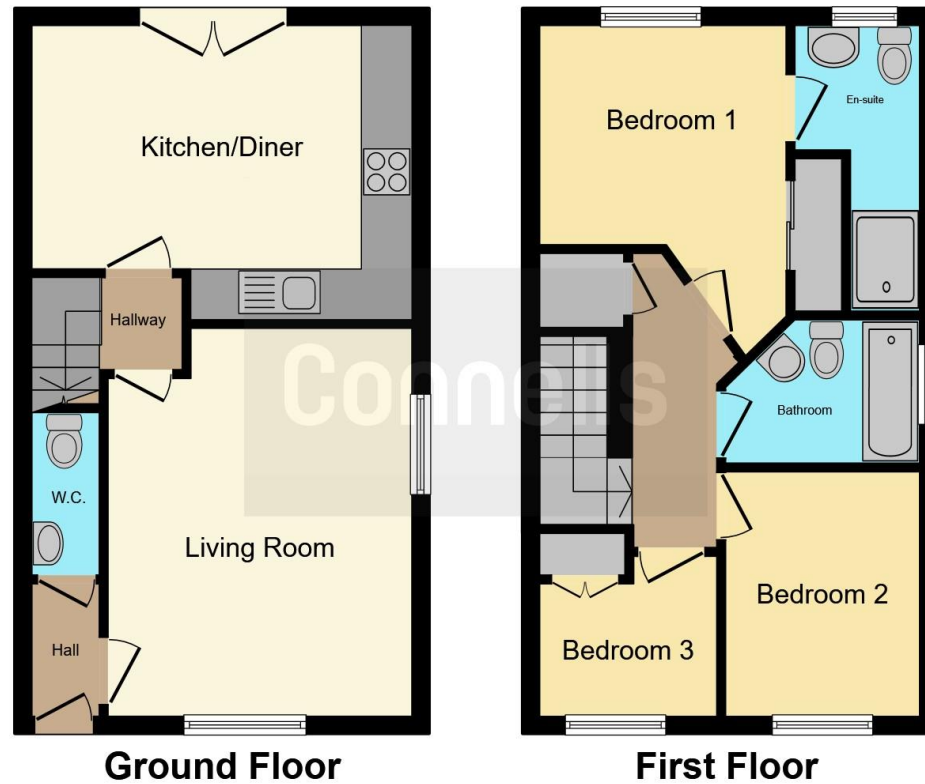












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304266](http://connells.co.uk/Property/LEY304266)**



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: LEY304266 - 0020