



Connells

Claydon Path
AYLESBURY



Property Description

Connells are pleased to bring this well-presented mid-terraced house to the market that is situated on a quiet cul-de-sac road in Stoke Mandeville. The property comprises of a sizeable reception room, a kitchen/diner, three well-proportioned bedrooms and family bathroom. Benefits include an additional study room with en-suite, an additional playroom area, a well-maintained rear garden, a garage in a separate block & parking as well as holding the potential to extend (STPP).

The ideal family home, the property is conveniently located with access to several transport links including Aylesbury and Stoke Mandeville train station. There are a variety of local shops within proximity as well as being a short drive to Stoke Mandeville Hospital and Aylesbury Town centre providing further shops, eateries, entertainment and recreational facilities.

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

Entrance Hall

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

Living Room

14' MAX x 13' 5" MAX (4.27m MAX x 4.09m MAX)

Window to front aspect, television point, telephone point.

Kitchen / Diner

16' MAX x 11' 5" MAX (4.88m MAX x 3.48m 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, integrated fridge/freezer.

Space for dining area, under-stairs storage, radiator.

Playroom

9' 5" MAX x 7' 6" MAX (2.87m MAX x 2.29m MAX)

Windows to side aspect, door to rear garden.

Office / Bedroom Four

11' 9" MAX x 9' MAX (3.58m MAX x 2.74m MAX)

Window to rear aspect, doors to rear garden, radiator, door to en-suite.

En-Suite

Shower cubicle, WC, wash hand basin.

First Floor Landing

Stairs from entrance hall, airing cupboard.

Bedroom One

12' 8" MAX x 9' 11" MAX (3.86m MAX x 3.02m MAX)

Window to front aspect, built in wardrobe, radiator.

Bedroom Two

9' 1" MAX x 9' 1" MAX (2.77m MAX x 2.77m MAX)

Window to rear aspect, built in wardrobe, radiator.

Bedroom Three

9' 7" MAX x 6' 8" MAX (2.92m MAX x 2.03m MAX)

Window to front aspect, radiator.

Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, vanity basin, WC.

Outside

Rear Garden

Block paved, side access.

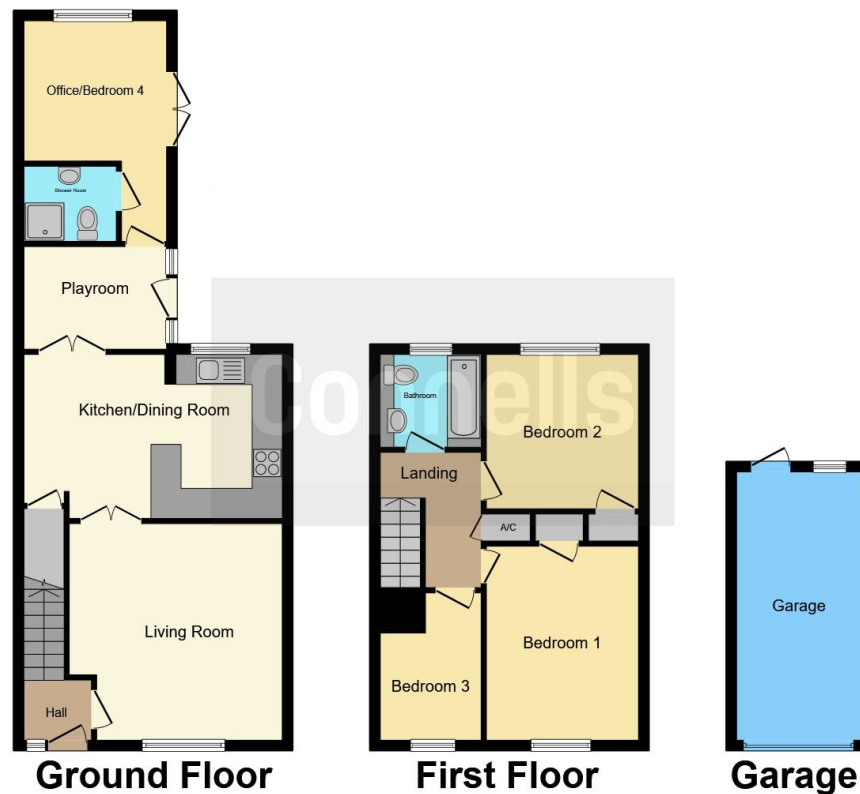
Garage

Up and over door, window to rear aspect, 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

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/LEY304294



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