



Connells

Lupin Walk  
Aylesbury





## Property Description

An immaculate two bedroom cluster home close to Aylesbury town centre. The property is in good order throughout and offers a modern kitchen, lounge/dining with wood effect flooring, bathroom, two bedrooms, allocated parking and a front and side garden.

The location offers good walking access to Aylesbury college, Stoke Mandeville Hospital, Aylesbury Train Station and the town centre. The property is also a short drive to local Grammar and primary schools.

CALL CONNELLS FAIRFORD LEYS ON 01296 395710 TO VIEW!

## Entrance Hall

Two storage cupboards.

## Living / Dining Room

14' 2" x 12' 6" ( 4.32m x 3.81m )

Bay window to front aspect, television point, telephone point, stairs to first floor landing, radiator.

## Kitchen

11' 8" x 6' 5" ( 3.56m x 1.96m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, cooker point with extractor hood, plumbing for washing machine, space for fridge/freezer.

## First Floor Landing

Stairs from lounge.

## Bedroom One

14' 4" x 10' 10" ( 4.37m x 3.30m )

Bay window to front aspect, radiator.

## Bedroom Two

11' 9" x 6' 7" ( 3.58m x 2.01m )

Window to front aspect, radiator.

## Bathroom

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

## Outside

## Front Garden

## Parking

One allocated parking bay.

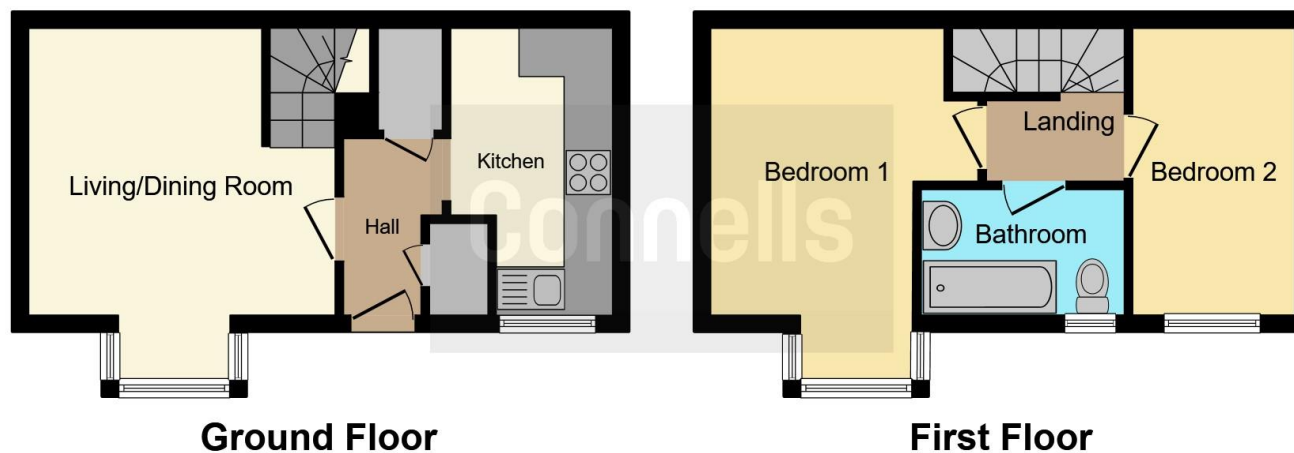












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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    Council Tax  
 Band: C

Tenure: Freehold

**view this property online** [connells.co.uk/Property/LEY304348](http://connells.co.uk/Property/LEY304348)



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: LEY304348 - 0015