

Lambourne Avenue Aylesbury



# Lambourne Avenue Aylesbury HP21 9NB







## **Property Description**

Connells are delighted the bring this spacious bungalow to the market that is situated on the popular Hawkslade development. The property comprised of a sizeable open reception room with a newly fitted modern kitchen with seperate utility/wc area, two double bedrooms and a spacious bathroom with walk in shower. Benefits include being on a generous plot with double glazing, a new boiler, garage, driveway parking and a conservatory extension.

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

## **Entrance Porch**

UPVC double glazed front door opens to entrance porch, hardwood front door opens to:

## **Entrance Hall**

Door to airing cupboard housing lagged hot water cylinder.

# Utility / Wc

Window to front aspect, wall units with work surfaces to complement, plumbing for washing machine, space for tumble dryer, WC.

Lounge / Kitchen

25' 8" MAX x 11' 6" MAX ( 7.82m MAX x 3.51m MAX )

Double glazed sliding patio door to the rear, space for wall mounted electric fireplace, coving to ceiling, wood effect flooring.

Range of storage units at base and eye level, work surface areas, double butler sink unit with mixer tap set below double glazed window, integrated dishwasher and fridge/freezer, ceramic hob with oven under.

#### Conservatory

17' 9" x 10' 7" (5.41m x 3.23m)

Double glazed conservatory with twin double glazed french style doors to the rear garden.

#### **Bedroom One**

15' 1" Into Bay x 8' 2" MAX ( 4.60m Into Bay x 2.49m MAX )

Double glazed window to the rear.

#### Bedroom Two

17' 6" MAX x 8' 11" ( 5.33m MAX x 2.72m ) Double glazed window to the rear.

## Bathroom

Window to front aspect, shower cubicle, bath with mixer taps, WC, wash hand basin.

Outside

**Front Garden** 

# **Rear Garden**

Laid out for ease of maintenance paved patio area, laid lawn, shed, gated side access leading to the garage, summerhouse.

# Garage

16' 5" x 8' 3" ( 5.00m x 2.51m )

Brick built garage with up and over door, power and lighting, eaves storage. Driveway to the front for parking.











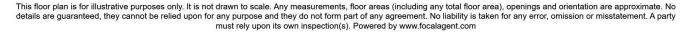






Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes





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/LEY304362

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