



**Connells**

Plym Close  
Aylesbury





## Property Description

Connells are delighted to bring this well-presented end-terrace house to the market that is situated on a quiet residential road on the south side of Aylesbury. The property comprises of a sizeable reception room, a newly re-fitted kitchen, four/three well-proportioned bedrooms as well as a family style bathroom. The property benefits from new windows, rewiring, re-plastering, a new Hive boiler system (3 years old) and a new front porch. Further benefits include a downstairs cloakroom, an en-suite, ample storage, a conservatory room, a large wrap around rear garden as well as off-street parking.

An ideal family home, the property is situated within catchments to several well-regarded schools as well as easy access to mainline train station, local amenities and Aylesbury Town Centre that provides a variety of shops, eateries, entertainment and recreational facilities.

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

Window to front aspect, WC, vanity wash hand basin, heated hand towel rail.

## Living Room

11' 8" x 13' 5" Into Window ( 3.56m x 4.09m Into Window )

Window to rear aspect, television point, telephone point, radiator.

## Kitchen / Diner

21' 8" x 12' 6" ( 6.60m x 3.81m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, double oven and gas hob with extractor hood, integrated microwave, dishwasher, washing machine and fridge/freezer, stairs to first floor landing.

## Storage

Window to side, sliding doors to front, door to kitchen/diner.

## Entrance Porch

Door to front aspect, window to front aspect.

## Entrance Hall

Door to front aspect.

## Cloakroom

## Bedroom One

9' 8" MAX x 10' 11" ( 2.95m MAX x 3.33m )

Window to side aspect, radiator.

## En-Suite

Window to side aspect, walk in shower, WC, vanity wash hand basin, heated hand towel rail.

## Conservatory

12' 6" x 9' 8" ( 3.81m x 2.95m )

## First Floor Landing

Stairs from kitchen/diner, window to side aspect, storage cupboard.

## Bedroom Two

9' 8" MAX x 11' 11" MAX ( 2.95m MAX x 3.63m MAX )

Window to side aspect, radiator.

## Bedroom Three

9' 3" MAX x 11' MAX ( 2.82m MAX x 3.35m MAX )

Window to front aspect, radiator.

## Bedroom Four

8' 11" Plus Door Recess x 6' 9" MAX ( 2.72m Plus Door Recess x 2.06m MAX )

Window to side aspect, radiator.

## Bathroom

Bath with mixer taps and overhead shower, WC, vanity wash hand basin, heated hand towel rail.

## Outside

## Front Garden

Residential off-street parking.

## Rear Garden

Wrap around garden, decking area, laid lawn, rear access.













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

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6 Hampden Square  
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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304353](http://connells.co.uk/Property/LEY304353)**



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