



Connells

Apsley Cottages North Lee Lane
Terrick Aylesbury

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for sale offers in excess of
£800,000



Property Description

Connells are delighted to bring this extended semi-detached house to the market that is situated close to the semi-rural village of Terrick. The property has been refurbished throughout and comprises of a sizeable reception room, an open plan family room with modern integrated kitchen, a separate utility room, four double bedrooms and a family bathroom. Benefits include an additional cloakroom, an en-suite to the master bedroom, wonderful views over meadows to the Chiltern hills beyond, an exceptionally large rear garden, a one acre paddock to the rear of the property, off-street driveway parking as well as a separate double garage and workshop.

Viewing is highly recommended.

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

Entrance Hall

Front door, stairs to first floor landing, doors to all rooms.

Cloakroom

Window to front aspect, WC, wash hand basin, extractor fan.

Living Room

13' MAX x 12' 7" MAX (3.96m MAX x 3.84m MAX)

Window to front aspect, television point,

telephone point.

Kitchen / Family Room

29' 11" MAX x 18' 11" MAX (9.12m MAX x 5.77m MAX)

Window to rear aspect, patio doors to rear garden, bi-folding doors to rear garden in dining area, wood log burner, television point, under-stairs storage cupboard, under-floor heating.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, eye level electric oven, integrated microwave, electric hob with extractor hood, island with breakfast bar, door to rear garden.

Utility Room

6' 8" MAX x 9' 1" MAX (2.03m MAX x 2.77m MAX)

Work surfaces and tiling, butler sink, plumbing for washing machine, space for tumble dryer, door to rear garden.

First Floor Landing

Stairs from entrance hall, loft access, hot water tank.

Bedroom One

13' 8" MAX x 13' 8" MAX (4.17m MAX x 4.17m MAX)

Windows to rear and side aspect, radiator, panoramic views, door to en-suite.

En-Suite

Window to rear aspect, shower cubicle, WC, vanity wash hand basin, heated hand towel rail.

Bedroom Two

13' MAX x 12' 7" MAX (3.96m MAX x 3.84m MAX)

Window to front aspect, radiator.

Bedroom Three

9' 8" MAX x 13' 9" MAX (2.95m MAX x 4.19m MAX)

Window to front aspect, radiator.

Bedroom Four

11' 9" MAX x 8' MAX (3.58m MAX x 2.44m MAX)

Window to rear aspect, radiator.

Bathroom

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

Outside

Front Garden

Gated & enclosed gravel driveway, access to wrap around garden, double garage & workshop.

Double Garage

23' 4" x 19' 9" (7.11m x 6.02m)

Up and over doors.

Workshop

12' 11" x 9' 11" (3.94m x 3.02m)

Window to front and side, door to front, electric & lighting.

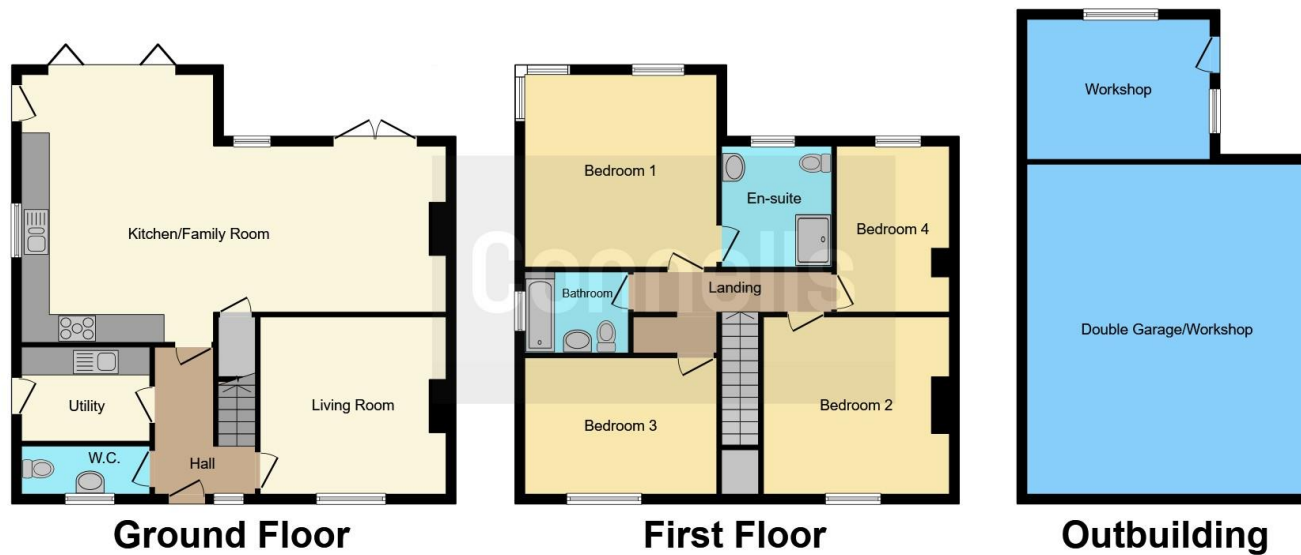
Rear Garden

Wrap around rear garden, pergola area, patio area, laid lawn, greenhouse, wonderful views over meadows to the Chiltern hills beyond, one acre paddock to the rear of the property.









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

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/LEY304419



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.

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