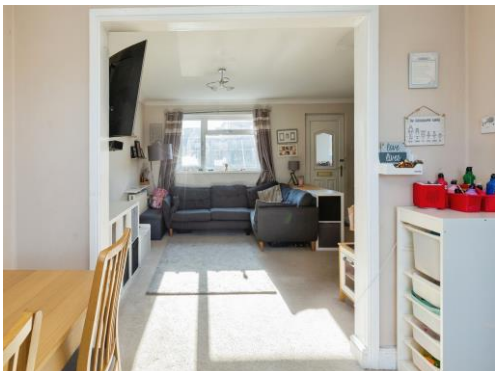




Connells

Austen Place
AYLESBURY



Property Description

Connells are delighted to bring this well-presented semi-detached house situated on a cul-de-sac in the ever-popular Haydon Hill development. The property briefly comprises of a sizeable reception room, a modern fitted kitchen, three well-proportioned bedrooms and a family bathroom suite. Benefits include a new porch to the front of the property, an enclosed rear garden, a large driveway for several cars, a garage as well as holding the potential to extend (STPP).

An ideal family home, the property is situated within easy reach from a range of amenities including a Tesco Express, parks, pubs and Broadfields Shopping within walking distance as well as easy access to several transport links including Aylesbury Vale Station. The property has both primary and secondary schools within easy reach including Thomas Hickman, Aylesbury Vale Academy, Henry Floyd and Aylesbury Grammar School all within catchments.

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

garden.

Kitchen

10' 7" x 7' 5" (3.23m x 2.26m)

Modern 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, space for fridge/freezer, under-stairs storage.

First Floor Landing

Stairs from entrance hall, storage cupboard.

Bedroom One

10' 9" x 9' 9" (3.28m x 2.97m)

Window to rear aspect, radiator.

Bedroom Two

9' 5" x 8' 7" (2.87m x 2.62m)

Window to front aspect, radiator.

Bedroom Three

7' 6" x 7' 7" (2.29m x 2.31m)

Window to rear aspect, radiator.

Bathroom

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

Outside

Entrance Porch

Door to side aspect, window to front aspect, stairs to first floor landing,

Lounge / Diner

21' MAX x 14' 6" MAX (6.40m MAX x 4.42m MAX)

Window to front aspect, television point, telephone point, radiators, patio doors to rear

Front Garden

Driveway parking for 4/5 cars.

Garage

17' x 8' 1" (5.18m x 2.46m)

Up and over door, door to rear garden.

Rear Garden

Enclosed rear garden, paved patio area, laid lawn, garage 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

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/LEY304408



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