



Connells

Lambourne Avenue
Aylesbury



Property Description

Connells are delighted to bring this spacious semi-detached house to the market that is situated on the popular Hawkslade development. The property comprises of a sizeable reception room with a modern kitchen/ dining room, three well-proportioned bedrooms and a spacious family bathroom suite. Benefits include a landscaped rear garden, ample driveway parking, a single garage as well as holding the potential to extend (STPP).

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

Entrance Hall

Door to front aspect, stairs to first floor landing.

Lounge

16' MAX x 12' 4" Into Bay (4.88m MAX x 3.76m Into Bay)

Bay window to front aspect, television point, telephone point, radiator.

Kitchen / Diner

15' 11" MAX x 11' 1" MAX (4.85m MAX x 3.38m MAX)

Re-fitted kitchen comprised of wall and base units with work surfaces and tiling to complement,, space for under counter fridge, space for tumble dryer, space for cooker and washing machine, single drainer sink unit with mixer tap, window to rear, French doors to

rear garden, radiator, under stairs storage cupboard.

First Floor Landing

Radiator, airing cupboard, access to loft space.

Bedroom One

9' 8" Plus Door Recess x 10' 9" (2.95m Plus Door Recess x 3.28m)

Window to rear aspect, radiator.

Bedroom Two

10' 9" MAX x 10' 10" MAX (3.28m MAX x 3.30m MAX)

Window to front aspect, radiator.

Bedroom Three

7' 11" x 6' 9" (2.41m x 2.06m)

Window to front aspect, radiator.

Bathroom

Window to rear aspect, white suite comprising: panelled bath, over bath shower unit, low level WC, pedestal wash hand basin, tiling to all splash sensitive areas, radiator.

Outside

Front Garden

Mainly laid to lawn, footpath to front door.

Rear Garden

Paved patio area with step up to main garden, mainly laid to lawn, enclosed by timber fencing, gated side access, patio area, personal door into garage, outside tap.

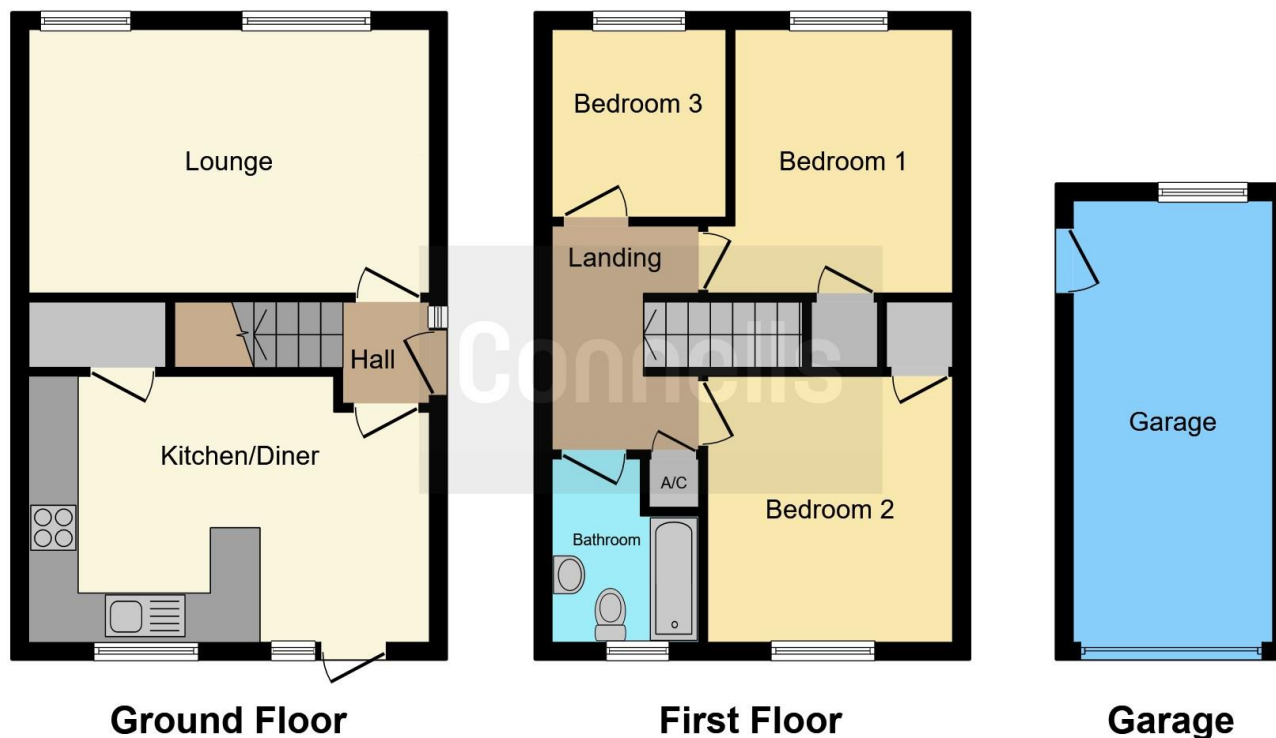
Garage

Up and over door, door to rear garden.









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: D

view this property online connells.co.uk/Property/LEY304409

Tenure: Freehold



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Property Ref: LEY304409 - 0005