



**Connells**

Richardson Close  
Aylesbury





## Property Description

Connells are delighted to bring this stunning modern mid-terraced family home to the market that is situated in the newly private development Merchant's Place within in the charming town of Aylesbury.

The property comprises of a modern fitted kitchen which opens onto the living area overlooking the landscaped enclosed rear garden, three well-proportioned bedrooms as well as three-piece family bathroom suite. Benefits include a downstairs cloakroom, built-in wardrobes to bedrooms one & two as well as a newly enclosed landscaped rear garden with veranda area.

An ideal family home, the property is conveniently located within walking distances to local amenities, transport links and is within catchments to the grammar schools.

An internal viewing is highly recommended, contact Connells today to book your viewing.

## Entrance Hall

Door to front aspect and access into the W/C and storage cupboard.

## Cloakroom

Window to front aspect, water closet, wash hand basin and radiator.

## Lounge

14' 5" MAX x 15' 2" MAX ( 4.39m MAX x 4.62m MAX )

Window and patio door to rear aspect, radiator and points for a television and telephone, stairs to first floor landing, under-stairs storage.

## Kitchen

14' 11" MAX x 6' 6" MAX ( 4.55m MAX x 1.98m MAX )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, gas hob with extractor fan, electric oven, integrated washing machine, dishwasher and fridge/freezer, radiator.

## First Floor Landing

Stairs from lounge, airing cupboard, loft and radiator.

## Bedroom One

13' 2" MAX x 10' 4" MAX ( 4.01m MAX x 3.15m MAX )

Window to rear aspect, built in wardrobes, access Jack & Jill en-suite/bathroom and radiator.

## Bedroom Two

13' 3" x 8' 2" ( 4.04m x 2.49m )

Window to front aspect, built in wardrobe and radiator.

## Bedroom Three

6' 8" x 9' 4" ( 2.03m x 2.84m )

Window to front aspect and radiator.

## Bathroom

Jack & Jill modern suite boasting; bath with an overhead shower, towel radiator, water closet, wash hand basin, extractor fan, shaver point, heated hand towel rail.

## Outside

### Rear Garden

Landscaped garden offering patio area with veranda and artificial lawn, rear access.

### Front Garden/ Parking

Allocated parking spaces outside the property, EV charging point.



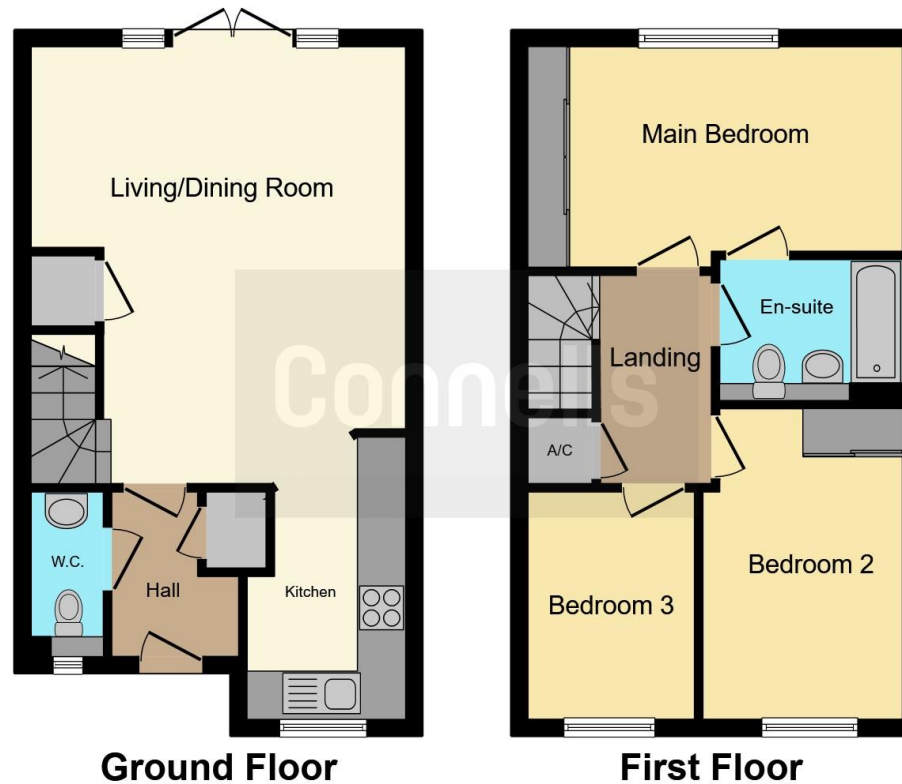












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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**EPC Rating: B**

Tenure: Freehold

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