



**Connells**

Garron Close  
Aylesbury





## Property Description

**\*\* NO UPPER CHAIN \*\***

Connells are delighted to bring this well-presented mid-terraced house to the market that is situated on the popular Hawkslade development. The property comprises of a sizeable reception room with, a well-appointed fitted kitchen, two well-proportioned bedrooms and a spacious family bathroom suite. Benefits include an easily maintainable rear garden, an additional conservatory room, two allocated parking spaces as well as holding the potential to extend (STPP).

Hawkslade is a popular development on the Southwest side of the town and offers nearby rail links at Stoke Mandeville or Aylesbury with connections to London Marylebone. There is a Co-Operative store, a community centre, regular bus services to the town centre, nearby walks to open countryside and a short walk to Stoke Mandeville Hospital. Primary School: Ashmead & Secondary School: Mandeville & Aylesbury Grammar Schools.

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

## First Floor Landing

### Bedroom One

12' x 10' 11" ( 3.66m x 3.33m )

### Bedroom Two

11' x 6' 8" ( 3.35m x 2.03m )

### Bathroom

## Outside

### Front Garden

Two allocated parking spaces.

### Rear Garden

## Entrance Hall

### Living Room

17' 5" x 12' ( 5.31m x 3.66m )

### Conservatory

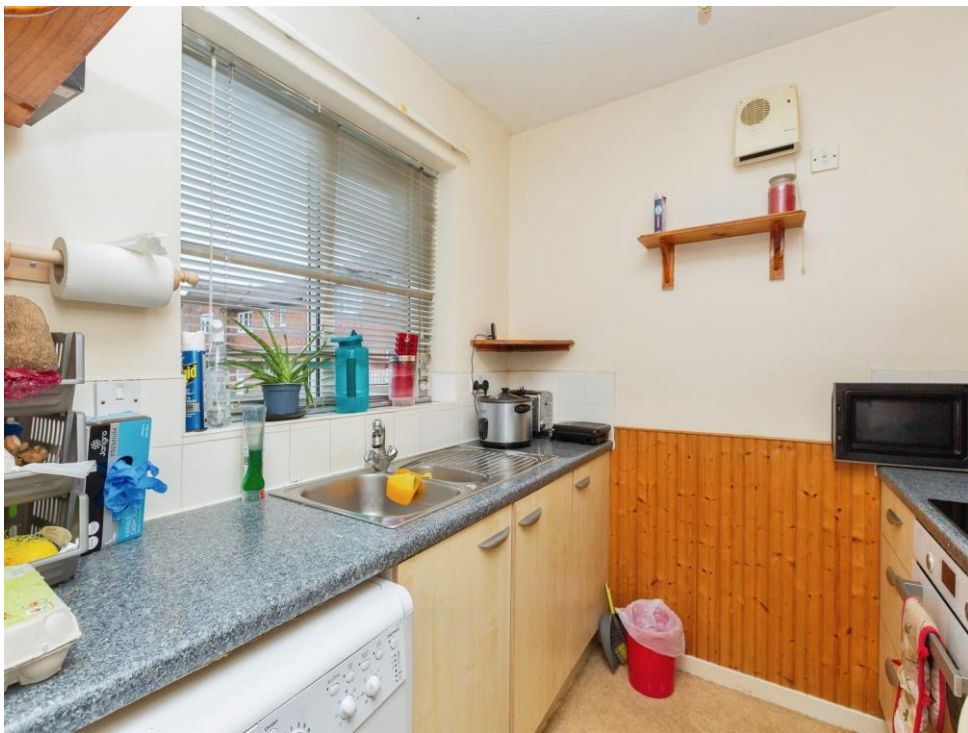
13' 1" x 8' 10" ( 3.99m x 2.69m )

### Kitchen

8' x 6' 7" ( 2.44m x 2.01m )



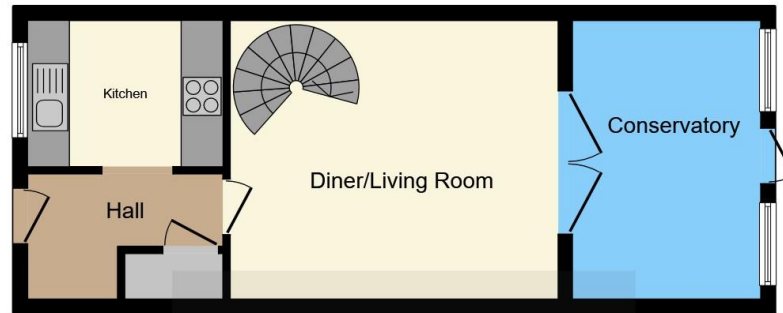




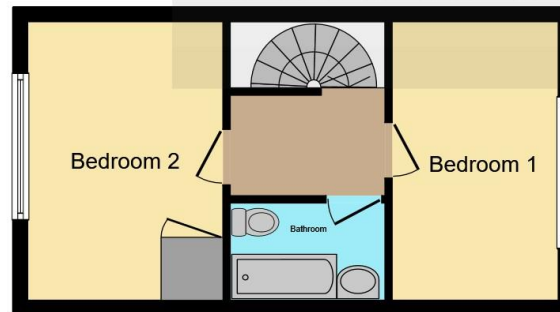








**Ground Floor**



**First Floor**

Total floor area 72.4 m<sup>2</sup> (779 sq.ft.) approx

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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**E [fairfordleys@connells.co.uk](mailto:fairfordleys@connells.co.uk)**

6 Hampden Square  
 AYLESBURY HP19 7HT

EPC Rating: E    Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304400](http://connells.co.uk/Property/LEY304400)**



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