



Connells

Sulby Close
Aylesbury

Sulby Close
Aylesbury HP21 8PX

for sale offers in excess of
£375,000



Property Description

CONNELLS are delighted to bring to the market this IMMACULATE THREE bedroom house located on the south west side of Aylesbury town. This property has been fully renovated and finished to an impeccable standard.

The property comprises of: Entrance hall with a downstairs WC along with a large cupboard for additional storage. Following that you'll find the kitchen which is built to a modern specification, with integrated appliances, including a double oven and electric hob, along with a skylight to allow for more natural lighting. The lounge/dining room is open plan and features stunning BI-FOLD doors opening up to the rear garden, providing a light and airy feel throughout the ground floor. The first floor homes the three bedrooms, all with access to a modernised family bathroom, fit with wc, vanity sink unit and bath/mixer.

The rear garden of the home is beautifully landscaped with laid lawn and patio surrounded by enclosed fencing. The property also offers communal parking.

Walton Court is a development on the South West side of the town and offers good transport links with easy access towards Thame, High Wycombe and nearby rail links at Stoke Mandeville or Aylesbury with connections to London Marylebone. There is a Co-Operative, doctors surgery, a community centre, regular bus services to the town centre, nearby walks to open countryside and Stoke Mandeville Hospital is within approximately 1 mile.

Lounge/Dining Room

24' x 17' 7" (7.32m x 5.36m)

Open plan, Bifold doors to rear garden, Wood effect flooring underfoot

Kitchen

17' 7" x 8' 3" (5.36m x 2.51m)

Wood effect flooring underfoot, Electric hob and double oven, plentiful cupboard

Bedroom One

11' 5" x 11' 7" (3.48m x 3.53m)

Window to rear, radiator

Bedroom Two

10' 2" max x 12' 6" max (3.10m max x 3.81m max)

window to front aspect, radiator

Bedroom Three

11' 4" x 6' 11" (3.45m x 2.11m)

Window to front

Bathroom

Part tiled, wc, wash hand basin, bath/mixer with shower overhead

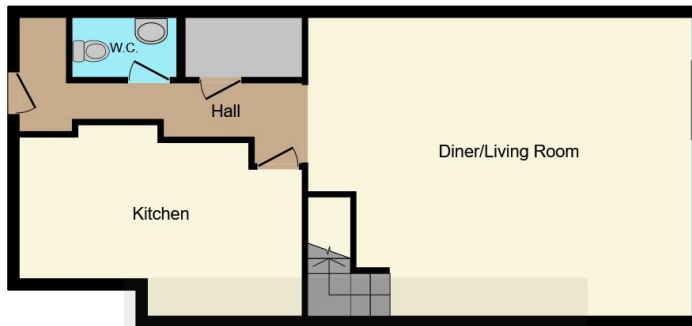
Rear Garden

Landscaped

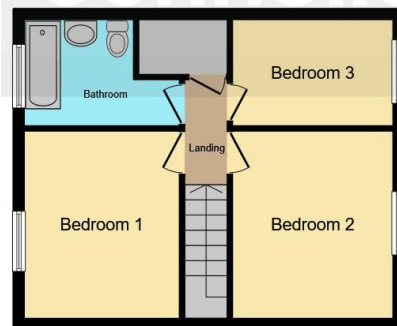
Parking

Communal parking





Ground Floor



First Floor

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 Council Tax
 Band: B

view this property online connells.co.uk/Property/LEY304474



Tenure: Freehold



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