





Property Description

Connells proudly present this immaculate and spacious semi-detached town house that is situated on the popular Berryfields area of Aylesbury. This beautiful home comprises of one/two reception rooms, an upgraded bespoke kitchen/breakfast room, featuring oak units, granite worktops, state-of-the-art appliances (Neff and AEG) and engineered oak flooring, four/five well-proportioned bedrooms and a family bathroom. The property also benefits from an en-suite to the master bedroom, a downstairs WC, garage with power & light, allocated parking and a sunny aspect landscaped rear garden.

The property is just a short walk from Aylesbury Vale Station that offers a regular service to Central London. There are a range of shops and amenities close to the development as well as tennis courts nearby and beautiful walks/cycle paths through the surrounding countryside. The property is within catchments to several schools including Berryfields Church of England Primary School and The Aylesbury Vale Academy School. The development benefits from good transport links by road towards Bicester/M40 and also back to Aylesbury town centre.

Viewing is highly recommended.

CALL CONNELLS IN FAIRFORD LEYS TO VIEW 01296 395710.

Entrance Hall

Door to side aspect, windows to side aspect,

stairs to first floor landing, under-stairs storage, engineered oak flooring.

Cloakroom

WC, wash hand basin, radiator, engineered oak flooring.

Living Room

15' 9" MAX x 13' MAX (4.80m MAX x 3.96m MAX)

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

Kitchen / Breakfast Room

15' 9" MAX x 11' 10" +Door Recess (4.80m MAX x 3.61m +Door Recess)

Bespoke fitted kitchen comprised of oak wall and base units with granite work surfaces and tiling to complement, window to rear aspect, butler sink, AEG electric hob with extractor hood, eye level AEG double electric oven, integrated Neff washing machine, Neff dishwasher and Neff fridge/freezer, space for dining area, patio doors to rear garden, engineered oak flooring.

First Floor Landing

Stairs from entrance hall, stairs to first second floor landing, storage cupboard, radiator.

Bedroom Three

11' 11" x 8' 10" (3.63m x 2.69m)

Window to rear aspect, radiator.

Bedroom Four

7' 10" MAX x 6' 8" (2.39m MAX x 2.03m)

Window to rear aspect, radiator.

Bedroom Five/Living Room

15' 9" MAX x 14' Into Bay (4.80m MAX x 4.27m Into Bay)

Bay window to front aspect, television point, radiator.

Bathroom

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

Second Floor Landing

Stairs from first floor landing.

Bedroom One

12' 6" To Window x 13' 9" MAX (3.81m To Window x 4.19m MAX)

Window to rear aspect, fitted wardrobes, radiator, door to en-suite.

En-Suite

Window to side aspect, shower cubicle, WC, wash hand basin, heated hand towel rail.

Bedroom Two

15' 9" x 11' 9" To Window (4.80m x 3.58m To Window)

Window to front aspect, radiator.

Outside

Parking / Garage

Single garage with up and over door and door to rear garden, private parking space.

Rear Garden

Paved patio area, laid lawn, paved path, front access, rear access to parking, door to garage.

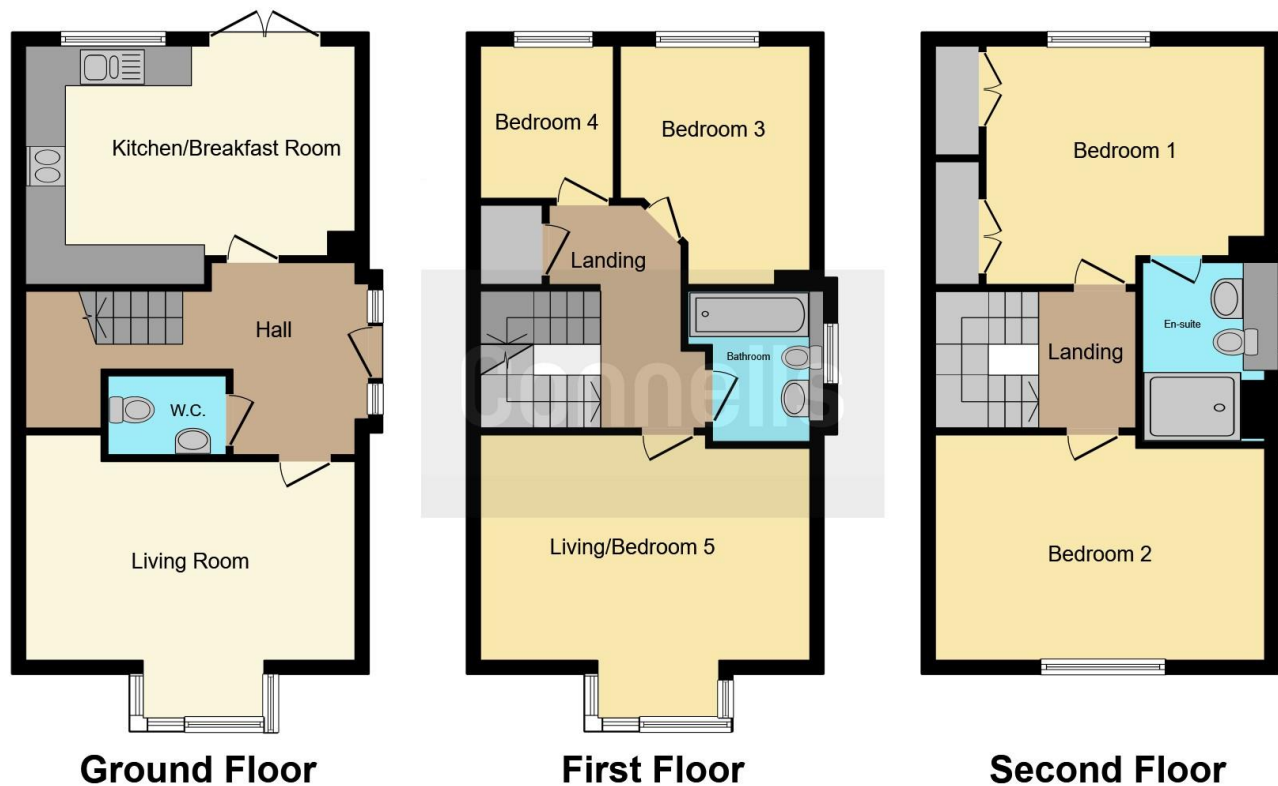
Total Floor Area

Approximately 1442 Sq. foot.









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: E

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304490



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LEY304490 - 0006