





Property Description

**** NO UPPER CHAIN ****

Connells are delighted to bring this immaculately presented mid-terraced house to the market that is situated on a quiet residential road within the popular Haydon Hill development. The property comprises of a sizeable reception room, a well-appointed fitted kitchen, two double bedrooms and a family bathroom suite. Benefits include a landscaped rear garden, off-street parking and a garage.

Ideal for first time buyers or investors, the property is conveniently located with access to several transport links including Aylesbury Parkway railway station linking to London Marylebone and the A41. There are several well-regarded schools within catchments including Thomas Hickman primary school, Berryfields Church of England primary schools and The Aylesbury Vale Academy. The property is within walking distance of several local shops and amenities with Aylesbury Town Centre being a short distance away providing further shops, amenities, eateries, entertainment and recreational facilities.

Viewing is highly recommended.

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

Entrance Hall

Door to front aspect, window to front aspect, stairs to first floor landing, under-stairs storage, radiator.

Kitchen

10' 9" x 7' 6" (3.28m x 2.29m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, electric cooker point with extractor hood, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer.

Living Room

11' 6" MAX x 13' 5" MAX (3.51m MAX x 4.09m MAX)

Windows to rear aspect, patio doors to rear garden, television point, telephone point, radiator.

First Floor Landing

Stairs from entrance hall, loft access.

Bedroom One

12' 6" x 10' 8" MAX (3.81m x 3.25m MAX)

Windows to front aspect, storage cupboard, radiator.

Bedroom Two

9' 10" x 7' 5" MAX (3.00m x 2.26m MAX)

Window to rear aspect, radiator.

Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, vanity wash hand

basin, hand towel rail.

Outside

Front Garden

Laid lawn, pathway and steps to front door.

Garage

Up and over door with off-street parking to front.

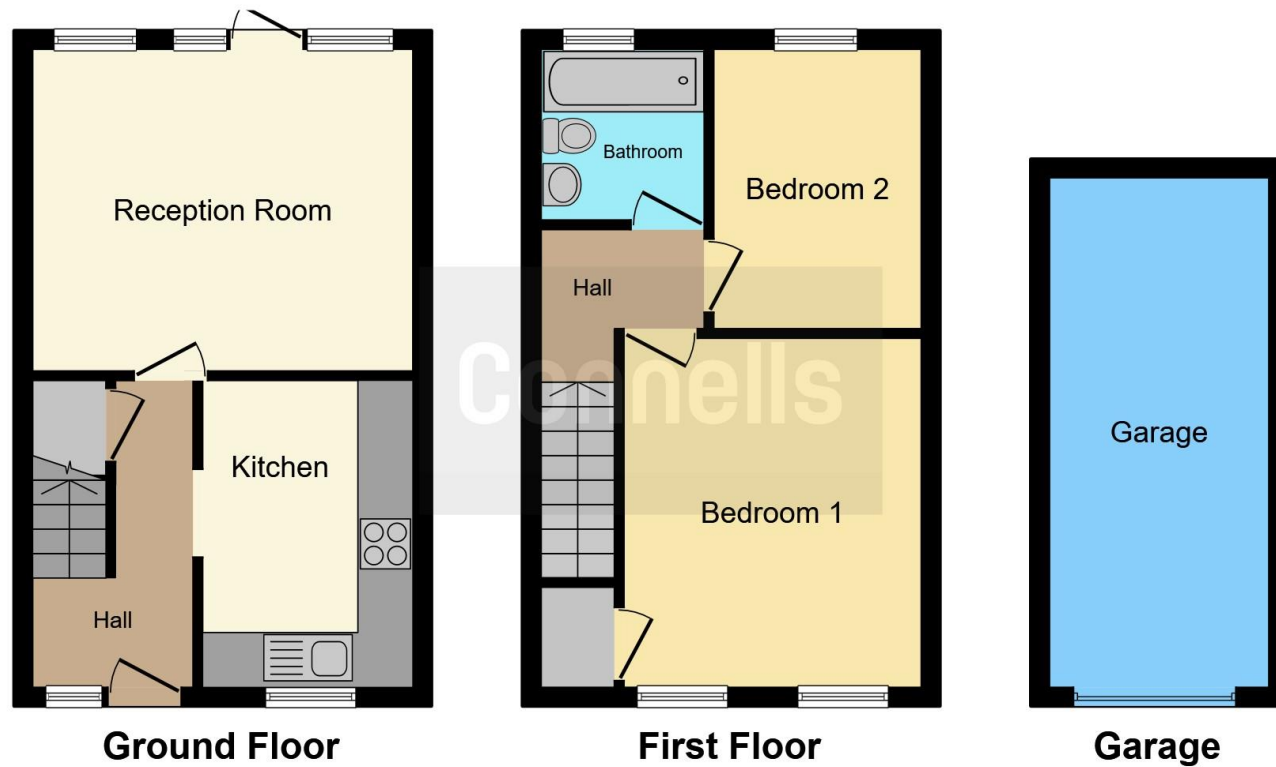
Rear Garden

Fully fence enclosed, decking area, laid lawn leading to further decking area.









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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6 Hampden Square
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304523



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