



Connells

Gogh Road
Aylesbury



Property Description

**** NO UPPER CHAIN **** Connells Fairford Leys are delighted to bring this immaculately presented semi-detached family home to the market that is situated in the sought after Haydon Hill location. The property has been fully refurbished throughout and briefly comprises of a large lounge/dining room with patio doors opening to the landscaped rear garden, a modern fitted kitchen, three well-proportioned bedrooms and a family bathroom suite. Benefits include an a landscaped enclosed rear garden, holding the potential to extend (STPP) as well as ample driveway parking and a garage.

An ideal family home, the property sits within a no through road and is conveniently located with access to several transport links including Aylesbury Vale Parkway Station with direct links into London Marylebone as well as regular local bus services. The property is also walking distance of Tesco's Extra and Broadfields retail park providing numerous amenities including M&S, Dunelm, Halfords and other retail outlets. There are a variety of well-regarded nurseries, primary and secondary schools within catchments and the outstanding grammar schools.

Viewing is highly recommended.

For more information or to arrange a viewing, please contact Connells Fairford Leys on 01296395710.

Entrance Porch

Door to side aspect, window to front aspect, radiator.

Living / Dining Room

20' 5" x 14' 4" (6.22m x 4.37m)

Window to front aspect, television point, telephone point, patio doors to rear garden, radiators, stairs to first floor landing.

Kitchen

10' 7" x 7' 4" (3.23m x 2.24m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, windows to rear aspect, sink with drainer, electric oven and hob with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer, wall mounted boiler, under-stairs storage, radiator.

First Floor Landing

Stairs from entrance hall, loft access, airing cupboard.

Bedroom One

10' 7" x 9' 8" (3.23m x 2.95m)

Window to rear aspect, radiator.

Bedroom Two

9' 5" x 8' 5" (2.87m x 2.57m)

Window to front aspect, radiator.

Bedroom Three

7' 5" x 7' 5" (2.26m x 2.26m)

Window to rear aspect, radiator.

Bathroom

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

Outside

Front Garden

Driveway for several cars, garage & side access.

Garage

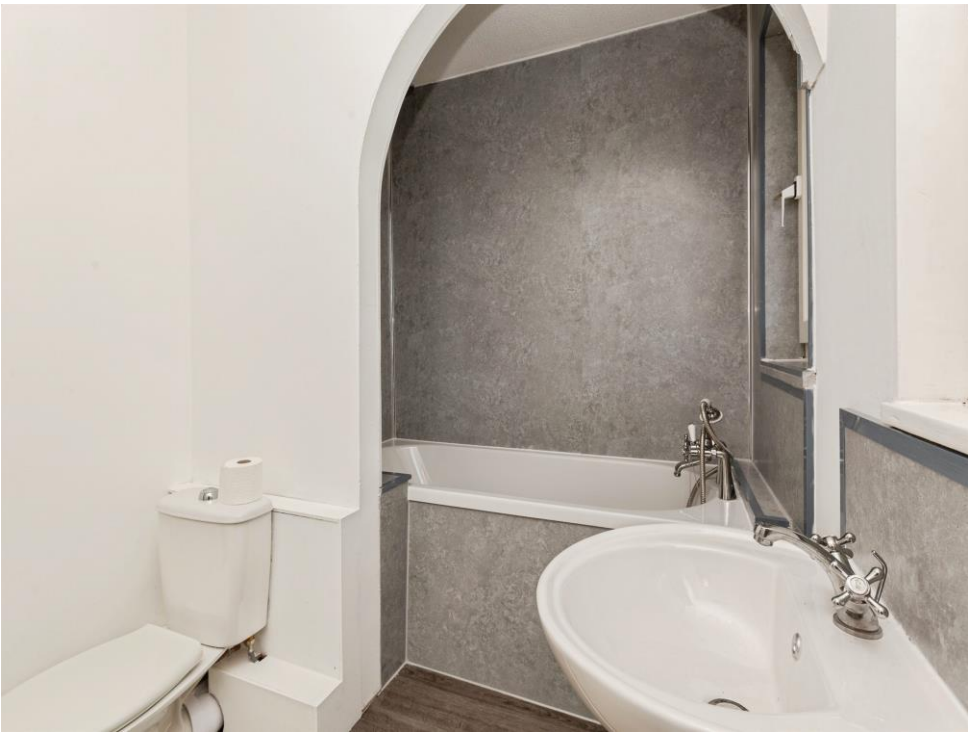
16' 6" x 8' 1" (5.03m x 2.46m)

Up and over door, door to rear aspect.

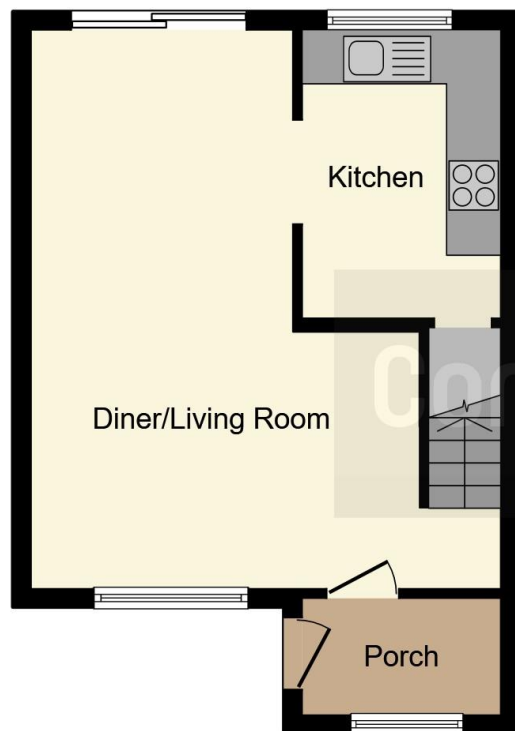
Rear Garden

Fence enclosed, patio area, laid lawn.

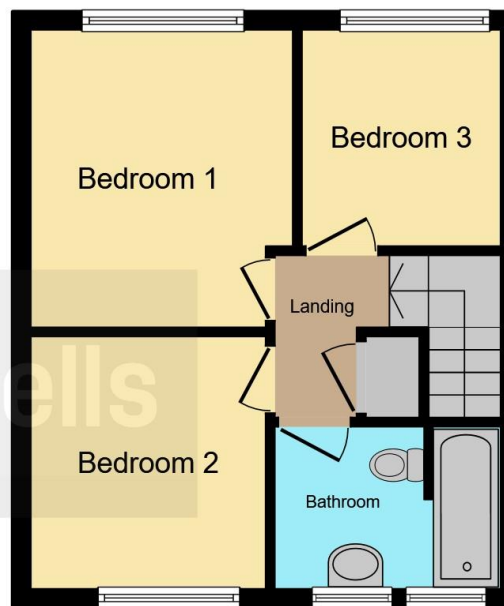








Ground Floor



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

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

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304542



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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.

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