



Connells

Rowland Way
Aylesbury



Property Description

Connells are delighted to bring this rarely available extended detached family home to market that is situated on the ever-popular Hartwell development within walking distance to town centre, railway station and the Sir Henry Floyd Grammar School. The property has had several renovations made by the current owners over the years and comprises of an entrance hall, ground floor cloakroom, front aspect cosy lounge with spacious bay window to front and feature log burner fireplace, large open-plan kitchen / diner with centre island induction hob and extractor and bi-folding doors to the rear, generous extension, offering ideal flexible space currently being used as utility area, sun room and ground floor study with further bi-folding doors opening into the garden.

To the first floor of the property, you will find four good size bedrooms all with access to a family bathroom. At the rear of the property is a very well-presented landscaped rear garden with patio, laid to lawn area, surrounding sleeper flower beds and sun trap decking spot with enclosed fencing being not overlooked due to being at the head of the road. The front of the property has a beautiful curb appeal and offering a multiple car driveway with access to a side garage attached to the property.

Internal viewing of this property 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.

Cloakroom

Window to side aspect, WC, wash hand basin, radiator.

Living Room

13' x 14' 5" (3.96m x 4.39m)

Window to front aspect, radiator, log burner.

Kitchen / Diner

27' 7" x 12' 2" (8.41m x 3.71m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, double sink, skylight, integrated dishwasher, induction hob with extractor hood, electric microwave oven, additional electric oven, bi-folding doors to rear garden.

Snug / Utility Room

26' 3" x 7' 3" (8.00m x 2.21m)

Patio doors to side aspect, bi-folding doors to side aspect, wall and base units with work surfaces to complement, butlers sink, plumbing for washing machine.

Study

9' 9" x 7' 3" (2.97m x 2.21m)

Window to side aspect, radiator.

First Floor Landing

Window to side aspect, airing cupboard.

Bedroom One

10' 6" x 15' 2" (3.20m x 4.62m)

Window to front aspect, radiator.

Bedroom Two

12' 2" x 10' 6" (3.71m x 3.20m)

Window to rear aspect, radiator.

Bedroom Three

9' 4" x 7' 2" (2.84m x 2.18m)

Window to rear aspect, radiator.

Bedroom Four

10' x 9' 4" (3.05m x 2.84m)

Window to front aspect, radiator, storage cupboard.

Bathroom

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

Outside

Front Garden

Driveway.

Rear Garden

Sandstone patio area, laid lawn, flower beds, decking, external water and power point.

Lean To Shed

26' 8" x 4' 11" (8.13m x 1.50m)

Door to front and rear aspect, power and lighting.

Garage

16' 6" x 6' 2" (5.03m x 1.88m)

Double doors to front, power and lighting,









1399.3 SQ FT

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 395 111
E aylesbury@connells.co.uk

2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304540



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: LEY304540 - 0004