





Property Description

Connells are pleased to bring this well-presented end-terraced house to the market that is situated within The Willows, Aylesbury. The property offers plenty of space throughout and comprises of a sizable reception room, a modern Wren fitted kitchen, three well-proportioned bedrooms as well as a family style bathroom suite. The property has been refurbished throughout by the current vendors and benefits from a well-tended landscaped garden, off-street driveway parking as well as holding the potential to extend (STPP).

An ideal family home, the property is conveniently located with access to several transport links including vehicle access towards Thame/Oxford and linking up with the A41 towards Bicester, regular buses into the town centre as well as a rail service offering direct links with London Marylebone (approx. 55 minutes). The property is also close to shops, good schools catchments and local amenities as well as being walking distance to all the town centre's facilities including the college, rail links, shopping and leisure facilities.

For more information or to arrange a viewing, please call Connells on 01296 395 710.

Entrance Hall

Front door, window to side aspect, radiator.

Living Room

16' 3" + Door Recess x 14' 11" MAX (4.95m + Door Recess x 4.55m MAX)

Window to rear aspect, patio doors to rear aspect, television point, telephone point, under-stairs storage, radiator.

Kitchen

8' 10" MAX x 7' 10" (2.69m MAX x 2.39m)

Wren fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, electric oven and hob with extractor hood, integrated washing machine, dishwasher and fridge/freezer.

First Floor Landing

Window to side aspect, loft access, airing cupboard.

Bedroom One

8' 1" x 9' 5" + Wardrobes (2.46m x 2.87m + Wardrobes)

Window to front aspect, fitted wardrobes, radiator.

Bedroom Two

12' 6" MAX x 8' 7" (3.81m MAX x 2.62m)

Window to rear aspect, radiator.

Bedroom Three

8' 2" MAX x 6' 2" (2.49m MAX x 1.88m)

Window to rear aspect, radiator.

Bathroom

Outside

Front Gardren

Driveway parking.

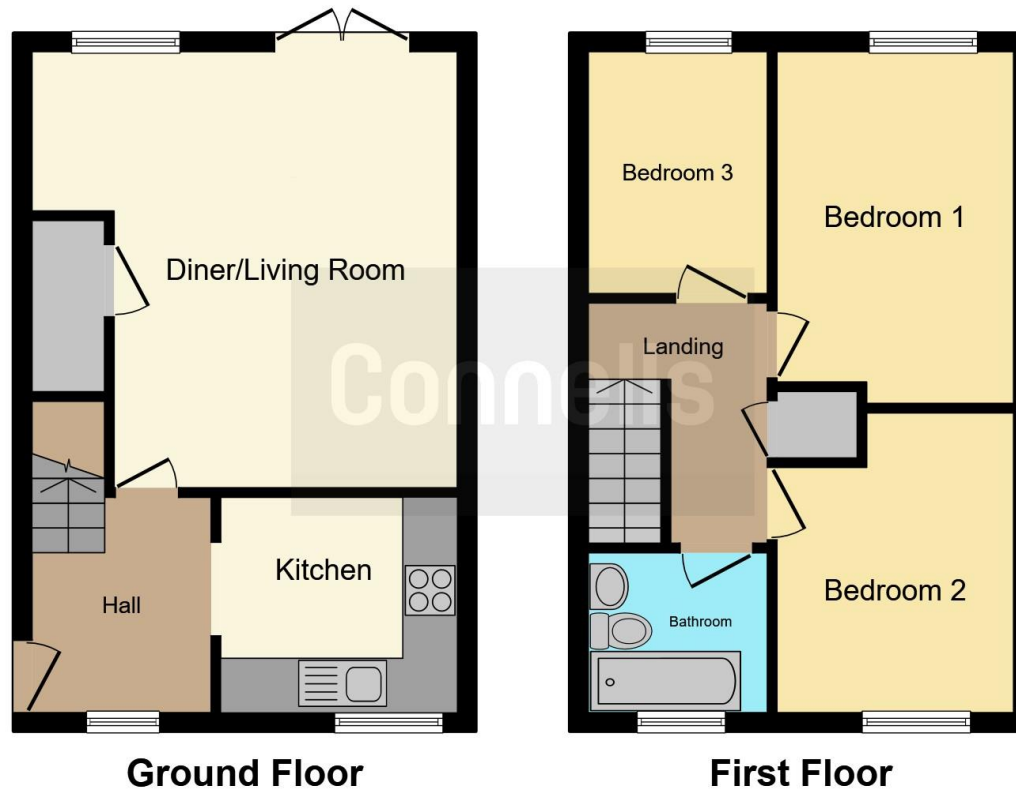
Rear Garden

Patio area, laid lawn, new fencing, new shed, side aspect.









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/LEY304420



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