



Connells

Chalford Way
Aylesbury



Property Description

Connells are delighted to bring this immaculately presented mid-terraced house to the market that is situated within the highly sought after Fairford Leys development. The property briefly comprises of a sizeable reception room, a modern fitted kitchen, three well-proportioned bedrooms and a family bathroom suite. Benefits include an en-suite to the master bedroom, a downstairs cloakroom, landscaped front and rear gardens as well as a single garage.

An ideal family home, the property is within walking distance to local amenities, a variety of restaurants and is within a desirable school catchments.

Viewing is highly recommended.

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

Entrance Hall

Door to front aspect, stairs to first floor landing, radiator.

Cloakroom

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

Kitchen / Breakfast Room

11' 1" MAX x 8' 11" MAX (3.38m MAX x 2.72m MAX)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to

complement, window to front aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer, breakfast bar area.

Living Room

15' 7" MAX x 15' 4" + Door Recess (4.75m MAX x 4.67m + Door Recess)

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

First Floor Landing

Bedroom One

9' 2" x 11' 1" MAX (2.79m x 3.38m MAX)

Window to front aspect, built in wardrobe, radiator, door to en-suite.

En-Suite

Shower cubicle, WC, wash hand basin, radiator, extractor.

Bedroom Two

10' 4" MAX x 9' 2" + Door Recess (3.15m MAX x 2.79m + Door Recess)

Window to rear aspect, radiator.

Bedroom Three

7' 4" x 7' 4" + Door Recess (2.24m x 2.24m + Door Recess)

Window to rear aspect, radiator.

Bathroom

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

Outside

Front Garden

Hedged front, path to front door, hot water tap.

Rear Garden

Landscaped rear garden, patio area, laid lawn, rear access, outdoor tap.

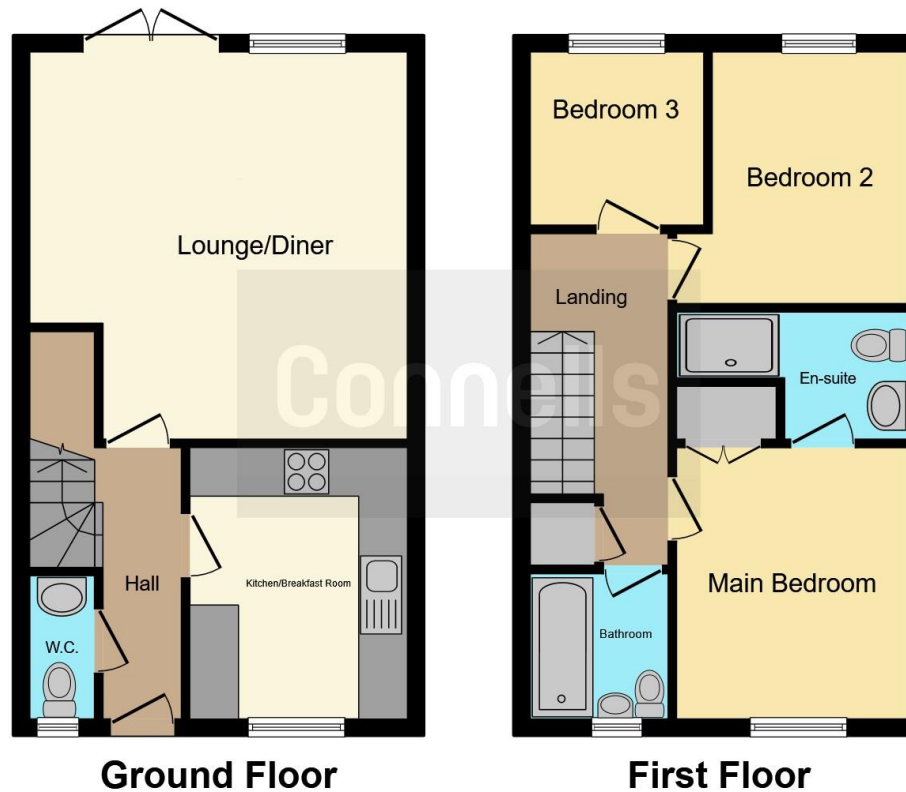
Garage

Single garage with up and over door, parking in front of garage.









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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2 Temple Street
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304575



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