



**Connells**

Lembrook Walk  
Aylesbury





### Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are pleased to bring this well-presented extended end-terraced house to the market that is situated within a quiet residential area on the outskirts of Walton Court. The property comprises of a sizeable reception room, a well-appointed fitted kitchen, four well-proportioned bedrooms and a family bathroom suite. Benefits include a downstairs cloakroom, a landscaped rear garden, ample residents parking as well as holding the potential for further extension (STPP).

An ideal family home, the property is situated with easy access to commuter routes to Oxford and London as well as being close to the Stoke Mandeville hospital. There are a variety of good schools within catchments as well as a range of local shops and parks within walking distance.

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

Window to front aspect, television point, telephone point, radiator.

### Kitchen / Diner

17' 11" MAX x 12' 10" MAX ( 5.46m MAX x 3.91m MAX )

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer, space for dining area, radiator, door to rear garden.

### Bedroom Three

16' 6" MAX x 7' 7" ( 5.03m MAX x 2.31m )

Window to rear aspect, partitioning wall, radiator.

### First Floor Landing

Stairs from entrance hall,

### Entrance Hall

Door to front aspect, stairs to first floor landing, storage cupboards.

### Cloakroom

WC, vanity wash hand basin, radiator.

### Living Room

14' 5" MAX x 12' 3" MAX ( 4.39m MAX x 3.73m MAX )

### Bedroom One

11' 8" MAX x 11' 8" MAX ( 3.56m MAX x 3.56m MAX )

Window to front aspect, fitted wardrobes, radiator.

### Bedroom Two

11' 8" MAX x 10' 5" ( 3.56m MAX x 3.17m )

Window to rear aspect, radiator.

### Bedroom Four

9' 10" MAX x 7' 7" ( 3.00m MAX x 2.31m )



Window to rear aspect, radiator.

## Bathroom

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

## Outside

### Front Garden

### Rear Garden

Courtyard rear garden, brick built shed, rear access.

## Parking

Ample residence parking.















**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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01296 395710**  
**E [fairfordleys@connells.co.uk](mailto:fairfordleys@connells.co.uk)**

6 Hampden Square  
 AYLESBURY HP19 7HT

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY303501](http://connells.co.uk/Property/LEY303501)**



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