



Connells

Plough Close  
Aylesbury





### Property Description

Connells are delighted to bring this well-presented end terraced house to market that is situated within a quite cul-de-sac in South Aylesbury. The property has been redecorated throughout and briefly comprises of a sizeable reception room, a modern fitted kitchen / diner, three well-proportioned bedrooms and a family bathroom suite. Benefits include a downstairs cloakroom, a landscaped rear garden, off-street parking for two cars as well as holding the potential to extend (STPP).

This family home is walking distance to Stoke Mandeville hospital and within close proximity to Aylesbury and Stoke Mandeville train station offering a direct line into London Marylebone as well as being within walking distance to local amenities. 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.

### Living Room

15' 4" MAX x 12' 5" MAX ( 4.67m MAX x 3.78m MAX )

Window to front aspect, television point, telephone point, under-stairs storage, radiator.

### Kitchen / Diner

15' 4" MAX x 12' 5" MAX ( 4.67m MAX x 3.78m MAX )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, gas cooker point with extractor hood, plumbing for washing machine, space for fridge/freezer, space for dining area, radiator,

door to rear garden.

### First Floor Landing

Stairs from entrance hall, loft access.

### Bedroom One

11' 6" MAX x 9' 1" MAX ( 3.51m MAX x 2.77m MAX )

Window to front aspect, radiator.

### Bedroom Two

11' 8" MAX x 9' MAX ( 3.56m MAX x 2.74m MAX )

Window to rear aspect, radiator.

### Bedroom Three

7' 11" MAX x 6' 2" MAX ( 2.41m MAX x 1.88m MAX )

Window to front aspect, radiator.

### Bathroom

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

### Outside

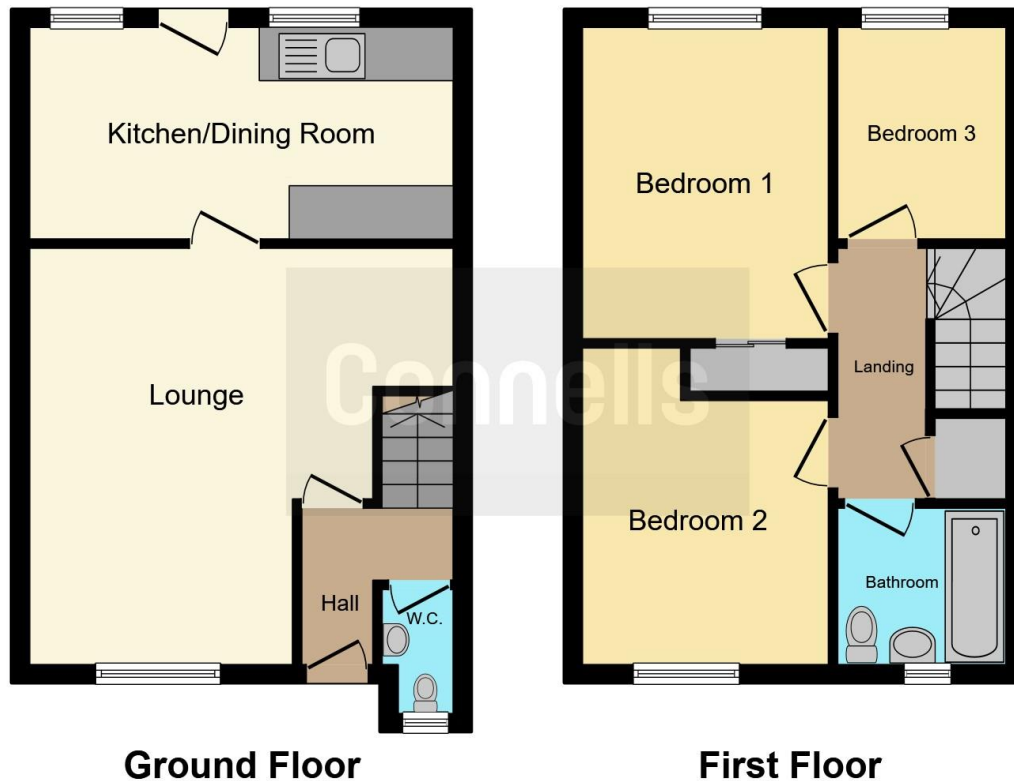
### Front Garden

Laid lawn area, driveway parking for two cars, side access.

### Rear Garden

Paved patio area, laid lawn, side access.





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: D Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/LEY304585](http://connells.co.uk/Property/LEY304585)**



Tenure: Freehold



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