



Connells

Great Meadow Way
Aylesbury



Property Description

Connells are delighted to bring this immaculately presented end-terraced house to the market that is situated on the ever-popular development Fairford Leys. The property has been fully refurbished throughout and briefly comprises of an open plan reception room with a modern integrated fitted kitchen, three well-proportioned bedrooms and a family bathroom suite.

Benefits include a conservatory room, a cloakroom, an en-suite and walk in wardrobe to the master bedroom, landscaped front and rear gardens, a part converted garage with utility area, hive central heating system and Milano Windsor radiators as well as off-street parking to the rear of the property.

The ideal family home, the property is walking distance to the village centre which boasts plenty of local amenities, parks, restaurants, and convenience stores. There are a variety of nurseries, primary schools and secondary schools within catchments.

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Entrance Hall

Door to front aspect, stairs to first floor landing.

Cloakroom

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

Family Room / Kitchen

26' 10" x 15' 2" (8.18m x 4.62m)

Window to rear aspect with wooden shutter blinds, radiator, multiple television and satellite points.

Fitted kitchen comprised of wall and base units with work surfaces to complement, window to front aspect with wooden shutters, sink with drainer, Neff hide and slide electric eye level oven, integrated Neff combination microwave/oven, island with Neff induction hob and extractor hood, integrated dishwasher, washing machine, water softener and fridge/freezer, radiator.

Conservatory

11' 2" x 8' 4" MAX (3.40m x 2.54m MAX)

Windows to rear and side aspect, doors to rear garden, radiator, warm roof.

First Floor Landing

Stairs from entrance hall, window to side and front aspect, airing cupboard, stairs to second floor landing, radiator.

Bedroom Two

15' 1" x 8' 3" (4.60m x 2.51m)

Windows to rear aspect with wooden blinds, television point, radiator.

Bedroom Three

9' 9" x 8' 8" (2.97m x 2.64m)

Window to front aspect with wooden blinds, radiator, open reach high speed data point, television point, telephone point.

Bathroom

Bath with mixer taps and overhead shower, WC, wash hand basin, heated hand towel rail.

Second Floor Landing

Stairs from first floor landing.

Bedroom One

13' 3" x 11' 8" (4.04m x 3.56m)

Windows to front aspect with wooden shutter blinds, television point, radiator.

Walk In Wardrobe

Velux window to rear aspect with integrated blackout blind, railings and shelving, radiator.

En-Suite

Velux window to rear aspect with integrated blackout blind, double shower cubicle with rainfall shower and additional hand held shower, vanity basin, heated hand towel rail.

Outside

Front Garden

Landscaped front garden with side access.

Rear Garden

Landscaped rear garden, outside tap, exterior power point, rear access to parking area.

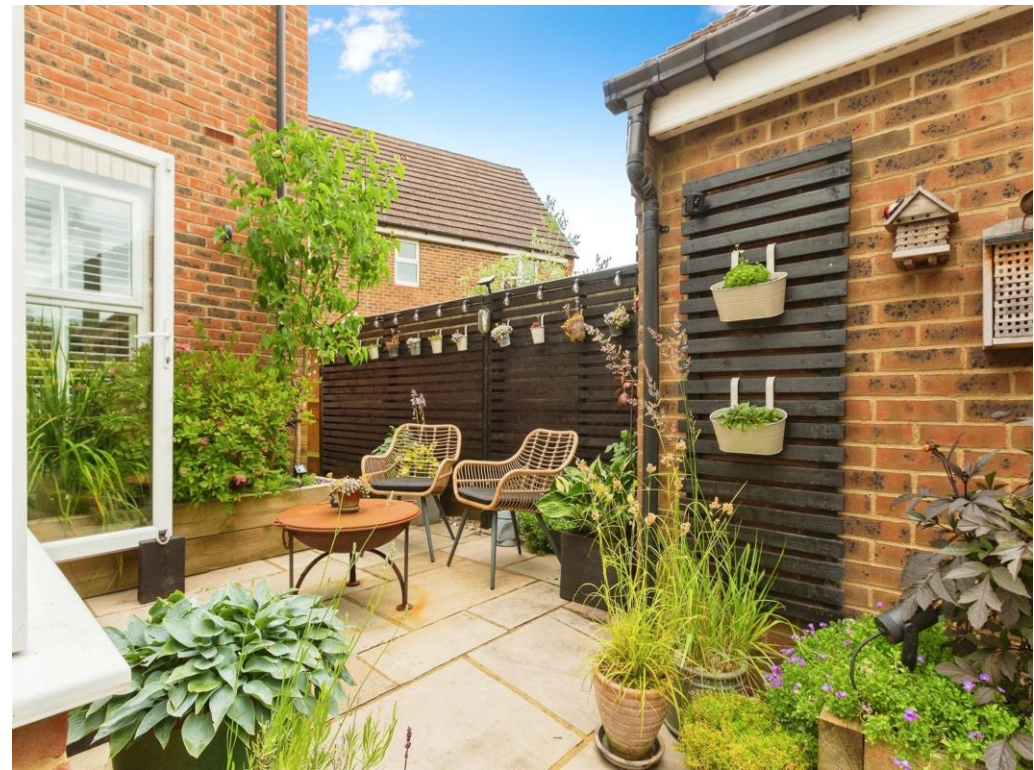
Garage

7' 1" x 7' (2.16m x 2.13m)

Part converted, storage and utility space with power and lighting.

Parking

Off-street parking to the rear of the property.









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: Awaited

Tenure: Freehold

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