



**Connells**

Clifden Road  
Worminghall Aylesbury



### Property Description

As you step through the front door, a welcoming and spacious entrance hall immediately sets the tone for the light-filled and versatile accommodation throughout. The dual-aspect lounge, with french doors opening directly onto the garden, provides a tranquil retreat.

Beyond the lounge is the stunning open-plan kitchen and dining area-a true showpiece, complete with a feature roof lantern, sleek high-end integrated appliances, and french doors that connect seamlessly to the landscaped garden. This exceptional space is designed with both family living and entertaining in mind. Adjacent to the kitchen is a well-equipped utility room, the ground floor also benefits from a study and a contemporary cloakroom with WC.

Upstairs, you'll find four generously proportioned double bedrooms, complemented by a modern family bathroom, an elegant shower room, and a further separate WC.

Outside, the beautifully maintained garden offers excellent privacy, with a

generous patio area accessible from both the kitchen and lounge creating a seamless flow from indoor to outdoor living. The front aspect features additional lawned gardens, a double garage, and ample driveway parking.

One of the home's most desirable advantages is its prime position within the catchment area for the highly regarded Aylesbury Grammar Schools. Families seeking access to some of Buckinghamshire's most prestigious education will find this location truly second to none.

**Kitchen/Breakfast Room**

11' 11" x 19' 3" ( 3.63m x 5.87m )

**Utility**

9' 5" x 9' 5" ( 2.87m x 2.87m )

**Dining Room**

9' 5" x 10' 6" ( 2.87m x 3.20m )

**Sitting Room**

24' 1" x 11' 11" ( 7.34m x 3.63m )

**Hall**

14' 4" x 10' 11" ( 4.37m x 3.33m )

**Study**

9' 10" x 10' 5" ( 3.00m x 3.17m )

**W.C.**

3' 1" x 6' 3" ( 0.94m x 1.91m )

**Garage**

21' 4" x 20' 9" ( 6.50m x 6.32m )

**Landing**

5' 9" x 19' 4" ( 1.75m x 5.89m )

**W.C.**

3' 9" x 4' 1" ( 1.14m x 1.24m )

**Bedroom One**

11' 6" x 14' 6" ( 3.51m x 4.42m )

**Bedroom Two**

16' 9" x 9' 10" ( 5.11m x 3.00m )

**Bedroom Three**

9' 3" x 14' 5" ( 2.82m x 4.39m )

**Bedroom Four**

12' 6" x 12' ( 3.81m x 3.66m )

**Shower Room**

5' 3" x 5' 11" ( 1.60m x 1.80m )

**Bathroom**

5' 7" x 7' 10" ( 1.70m x 2.39m )





**Ground Floor**



**First Floor**

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Tenure: Freehold



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