

Connells

Chelsea Road
Aylesbury

Chelsea Road
Aylesbury HP19 7BG

for sale offers in excess of
£525,000







Property Description

Connells are delighted to present this fantastic four-bedroom family home, ideally situated within the highly desirable Fairford Leys development. The property briefly comprises a welcoming entrance hall, cloakroom, a well-appointed kitchen/breakfast room, utility room, a playroom and a spacious lounge. The heart of the home is the living room/conservatory that has recently been re-plastered and a new roofing, featuring patio doors opening onto the rear garden, allowing plenty of natural light.

To the first floor, the property boasts a superb principal bedroom with a modern en-suite shower room, alongside three further well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from a generous rear garden, mainly laid to lawn with a patio area. to the front, there is a driveway leading to a garage, providing ample off-road parking.

Fairford Leys offers a thriving community with its Village Square, local shops, restaurants, and excellent schooling options nearby.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Hall

Front door, stairs to first floor landing, radiator. under-stairs storage.

Cloakroom

WC, vanity wash hand basin, radiator.

Living Room

Television point, telephone point, radiator.

Playroom

Window to front aspect, radiator.

Kitchen / Dining Room

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric double eye-level oven, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer, breakfast bar area.

Window to front aspect, space for dining area, radiators.

Utility Room

Wall and base units with work surfaces to complement, sink, plumbing for washing machine, radiator.

Conservatory / Living Room

Newly re-plastered and new roof, windows to side and rear aspect, patio doors to rear garden, radiator.

First Floor Landing

Stairs from entrance hall, radiator, airing cupboard, loft access.

Bedroom One

Window to front aspect, fitted wardrobes, radiator, door to en-suite.

En-Suite

Window to front aspect, WC, vanity wash hand basin, shower cubicle, radiator.

Bedroom Two

Window to rear aspect, fitted wardrobes, radiator.

Bedroom Three

Window to front aspect, radiator.

Bedroom Four

Window to rear aspect, radiator.

Bathroom

Window to rear aspect, bath with mixer taps, WC, wash hand basin, towel rail, radiator.

Outside

Front Garden

Driveway parking leading to garage, pathway to front door and graveled areas.

Garage

Up and over door.

Rear Garden

Paved patio area, laid lawn, side access.





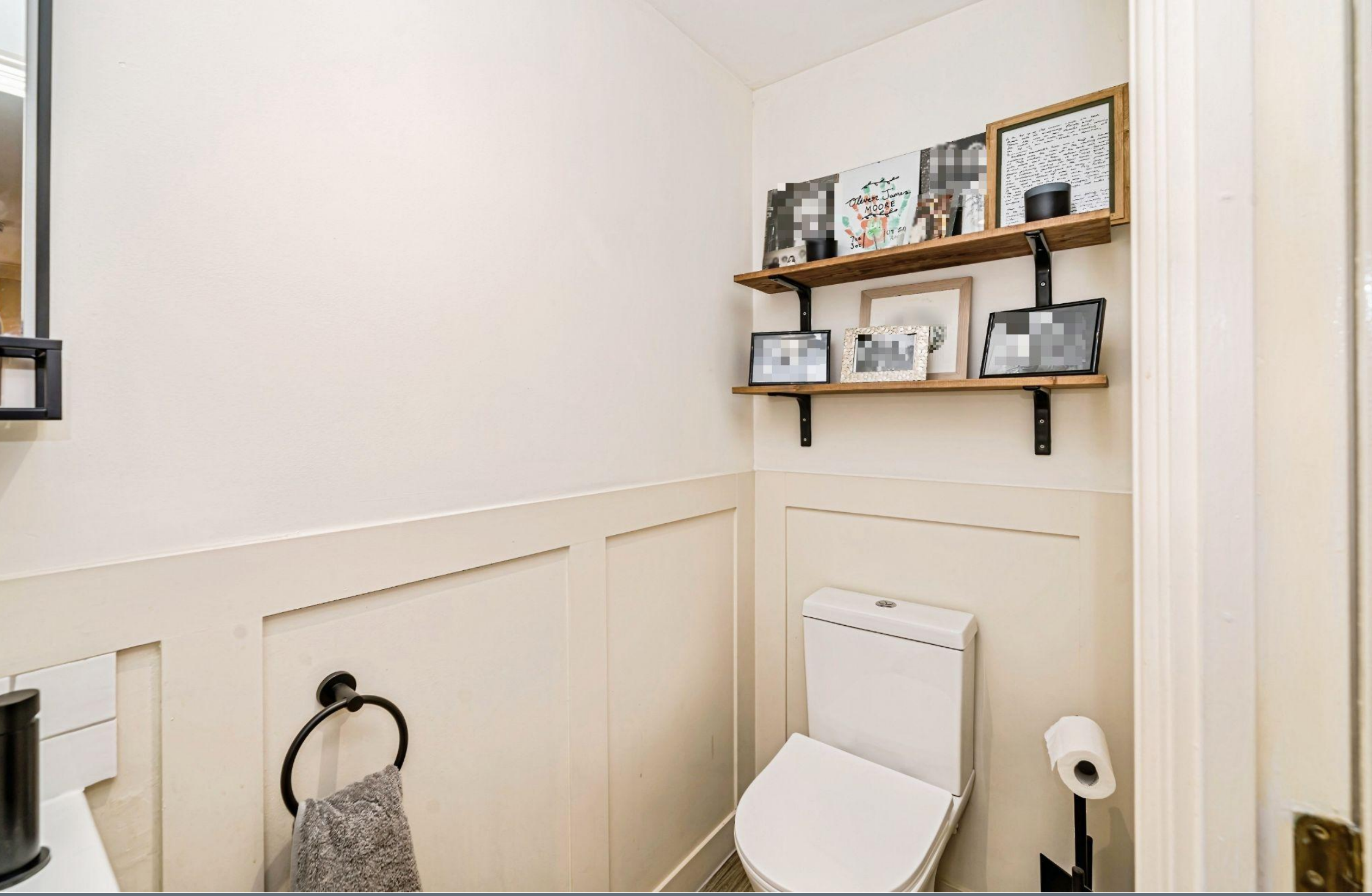


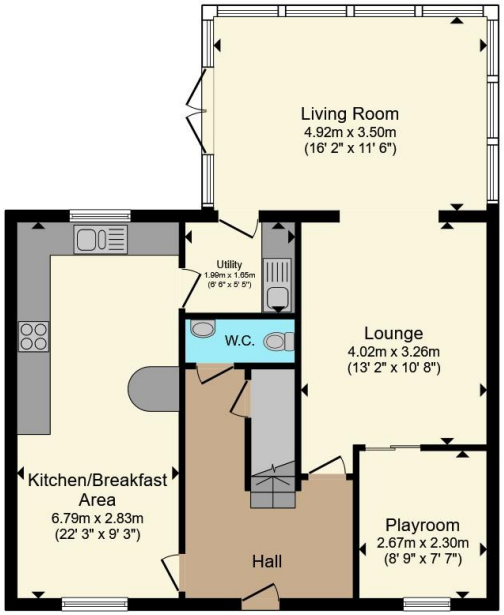




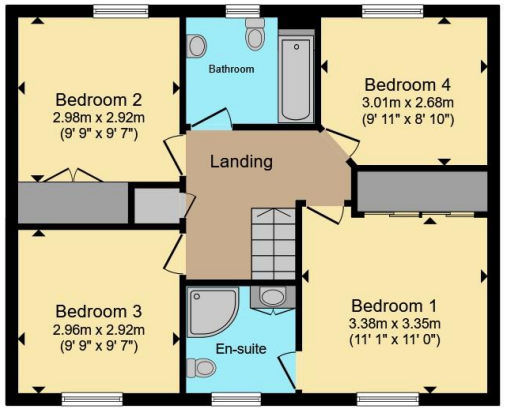




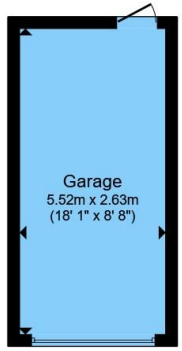

Oliver James
MOOSE



Ground Floor



First Floor



Garage

Total floor area 147.5 m² (1,588 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 01296 395710
E fairfordleys@connells.co.uk

6 Hampden Square
AYLESBURY HP19 7HT

EPC Rating: C

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304840

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.