



**Connells**

Picasso Place  
Aylesbury



## Property Description

Connells are pleased to bring this end-terraced house to the market that is situated on a quiet cul-de-sac within the popular Haydon Hill development to the northwest of Aylesbury's Town Centre. The property comprises of a large through lounge, a re-fitted kitchen, three well-proportioned bedrooms and a family bathroom suite. Benefits include a well-maintained expansive rear garden, a single garage, ample residential parking as well as holding the potential to extend (STPP).

The property is conveniently located with access to several transport links including being within walking distance of the Aylesbury Parkway Train Station which offers mainline services into London Marylebone. There is good access by road towards Bicester and the M40 Junction 9. There are a variety of amenities within walking distance including a Tesco Express, Doctors Surgery, Pub/Restaurant as well as a range of well-regarded Primary and Secondary Schooling.

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

telephone point, radiators, under-stairs storage, door to rear garden.

## Kitchen

9' 5" MAX x 7' 5" MAX ( 2.87m MAX x 2.26m MAX )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear and side aspect, sink with drainer, cooker point, plumbing for washing machine, space for fridge/freezer, door to rear garden.

## First Floor Landing

Stairs from entrance hall, airing cupboard.

## Bedroom One

11' 5" MAX x 8' 6" MAX ( 3.48m MAX x 2.59m MAX )

Window to front aspect, built in wardrobes, radiator.

## Bedroom Two

10' 9" MAX x 8' 6" MAX ( 3.28m MAX x 2.59m MAX )

Window to rear aspect, radiator.

## Bedroom Three

9' 1" MAX x 5' 10" MAX ( 2.77m MAX x 1.78m MAX )

Window to front aspect, radiator.

## Bathroom



## Entrance Hall

Door to front aspect, stairs to first floor landing.

## Living / Dining Room

25' 11" MAX x 11' 3" MAX ( 7.90m MAX x 3.43m MAX )

Window to front aspect, television point,

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

## Outside

### Garage

Up and over door, door to rear garden.

### Rear Garden

Fence enclosed, patio area, laid lawn.



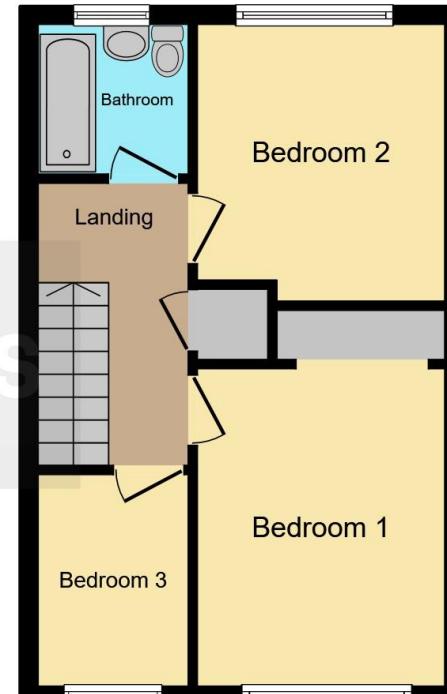




Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



**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: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY303507](http://connells.co.uk/Property/LEY303507)**



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: L<sup>E</sup>Y303507 - 0014