



Connells

Holly Drive
Aylesbury



Property Description

CONNELLS are proud to bring to the market this attractive ONE-bedroom cluster home. It presents a fantastic opportunity for first-time buyers looking to secure a freehold property. Positioned on the sought-after Holly Drive within a popular residential setting,

On entry, you are welcomed into a bright and flexible living area, providing ample space for relaxation as well as a dedicated work-from-home setup. The sofa can also be included in the sale. The contemporary kitchen is well-appointed with modern fittings and comes complete with an integrated oven, electric hob, refrigerator, and washing machine, combining convenience with sleek design.

Upstairs, the property boasts a modern bathroom fitted with a three-piece suite, including a bath with overhead shower, W/C, and a smart vanity unit, all presented in a clean, contemporary style. The bedroom is generously sized and may include the bed and a stand alone cabinet, adding further appeal.

Outside, the property benefits from its own private, patio garden, ideal for enjoying outdoor time or entertaining. A powered shed adds versatility, while off-street parking provides additional convenience.

Holly Drive is situated in a cul-de-sac on the popular Lavender Grange Development. This property is conveniently located between Aylesbury town centre and Stoke Mandeville. The Guttman Sports Centre and Stoke Mandeville Hospital are both within walking distance as well as the train station being a short distance away.

Lounge

15' x 13' 1" (4.57m x 3.99m)

Door to front

Window to front

Carpet underfoot

Radiator

Understairs storage

Kitchen

7' x 5' 7" (2.13m x 1.70m)

Tiling underfoot

Window to side

Splashback

Electric oven and hob

Sink/drainer

Washing machine

Extractor fan

Landing

Carpet underfoot

Bedroom

12' 8" x 9' 2" (3.86m x 2.79m)

Window to front

Carpet underfoot

Radiator

Bathroom

Bath with overhead shower

Tiling underfoot

Tiling

WC

Wash hand basin

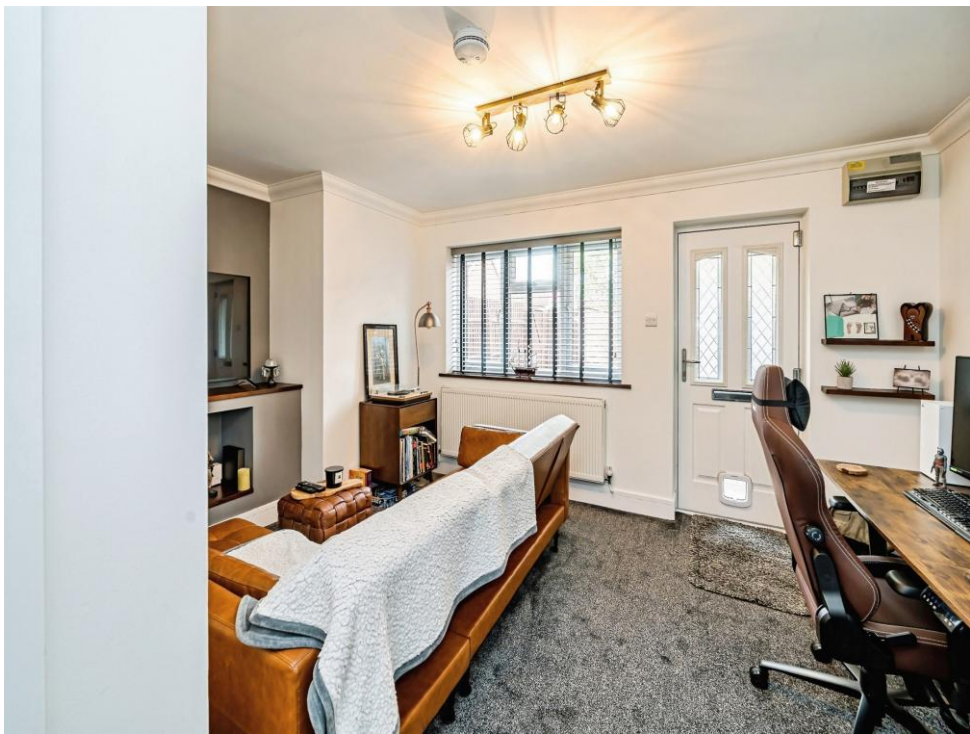
Extractor fan

Towel radiator

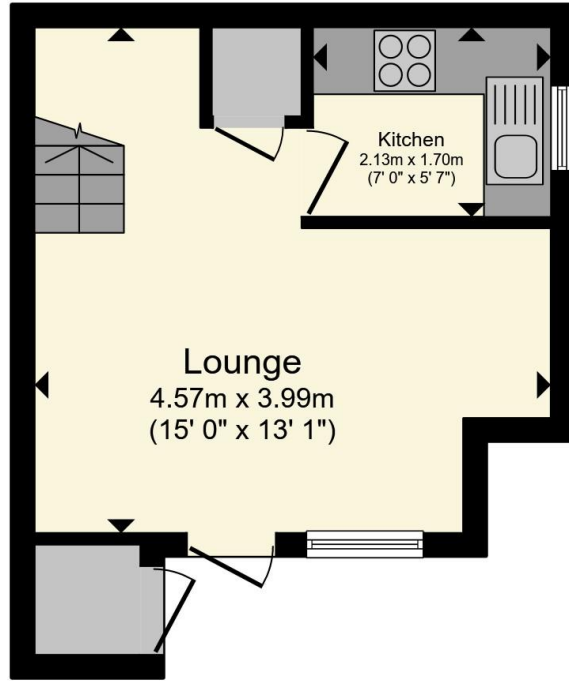
Parking

One allocated space

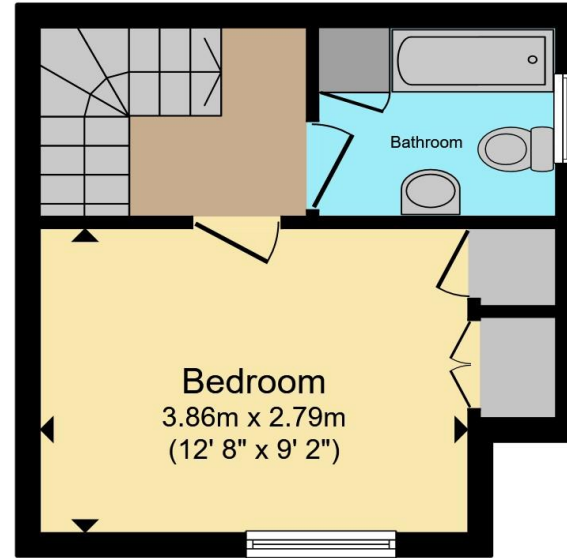








Ground Floor



First Floor

Total floor area 41.3 m² (445 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



To view this property please contact Connells on

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2 Temple Street
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/ALS313112



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