Connells

Lodge Path
Aylesbury

Lodge Path
Aylesbury HP19 7AS

for sale
£450,000

Property Description

Connells are pleased to present this attractive detached family home, ideally positioned on a sought-after residential road in the highly desirable Fairford Leys.

Beautifully maintained throughout, the property offers spacious and versatile accommodation comprising two reception rooms, a modern fitted kitchen, three well-proportioned bedrooms, and a contemporary family bathroom. The principal bedroom further benefits from an en-suite shower room, while a convenient downstairs cloakroom adds to the practicality of the home.

Externally, the property boasts a beautifully landscaped rear garden with useful storage facilities, driveway parking, and a garage currently utilised as a workshop and storage space.

Perfectly suited to family living, this home enjoys an enviable location overlooking the village green and children's play area. A wide range of local amenities are within easy walking distance, including shops, restaurants, a public house, post office, pharmacy, dentist, and a leisure facility with gym and swimming pool. Excellent transport links are also close by, with regular bus services providing convenient access to Aylesbury town centre and Aylesbury railway station.

The property is ideally situated within catchments for a number of highly regarded schools, including St Mary's Junior School and Sir Henry Floyd Grammar School, both of which are within walking distance.

Early viewing is highly recommended.

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

Door to front aspect, stairs to first floor landing, under-stairs storage.

Cloakroom

WC, vanity wash hand basin, radiator.

Living Room

12' 4" MAX x 12' 11" MAX (3.76m MAX x 3.94m MAX)

Window to front aspect, television point, telephone point, radiator.

Dining Area

9' 9" MAX x 7' 8" MAX (2.97m MAX x 2.34m MAX)

Patio doors to rear garden, radiator, open plan with kitchen.

Kitchen

14' 8" MAX x 6' 8" MAX (4.47m MAX x

2.03m MAX)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven, induction hob with extractor hood, plumbing for washing machine, space for fridge/freezer.

First Floor Landing

Stairs from entrance hall, window to front aspect, airing cupboard.

Bedroom One

11' 6" MAX x 10' 4" MAX (3.51m MAX x 3.15m MAX)

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

En-Suite

Window to side aspect, shower cubicle, WC, wash hand basin, heated hand towel rail.

Bedroom Two

7' 8" x 10' 1" (2.34m x 3.07m)

Window to rear aspect, fitted curtained hanging rail with storage, radiator.

Bedroom Three

7' 6" x 8' 6" (2.29m x 2.59m)

Window to rear aspect, radiator.

Bathroom

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

Outside

Front Garden

Enclosed front garden, side access, shed.

Rear Garden

Landscaped rear garden, mainly laid lawn, paved paths and patio area, shed, rear access to parking & garage storage.

Parking

Driveway parking for two cars at rear of property, access to cabin & workshop/storage.

Workshop / Storage

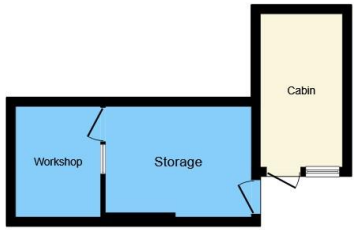
Door to rear aspect, workshop area, storage area, lighting and electric.

Cabin

Timber built, door to front aspect, window to front, lighting and electric, potential for playroom or home office.

Ground Floor

First Floor



Outbuilding

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: C

Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304864

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.