



**Connells**

Grenville Road  
Aylesbury



## Property Description

Connells are delighted to offer this beautifully refurbished three-bedroom semi-detached home in the popular Southcourt area of Aylesbury. The property features two spacious reception rooms, a modern kitchen with separate utility area, three generous double bedrooms, a modern family bathroom as well as an additional downstairs shower room. Outside, you'll find a landscaped rear garden, an outhouse/study with electrics and lighting, ideal as a home office or study and off-street driveway parking. There is also potential to extend (STPP), making this an excellent opportunity for families.

Southcourt is a well-connected, family-friendly neighbourhood with local shops, supermarkets, and Aylesbury town centre just a short distance away. Highly regarded schools, including Ashmead Combined and The Mandeville School, are within walking distance, and Aylesbury Station is less than a mile away, offering direct links to London Marylebone. Vale Park and Aqua Vale leisure centre provide fantastic outdoor and fitness facilities nearby, while excellent road links via the A41 make commuting easy.

Call Connells Fairford Leys today on 01296 395 710 to arrange your viewing!

## Entrance Porch

Door to front aspect, windows to front and side aspect, door to reception room.

## Living Room

Window to front aspect, media wall with television point, telephone point, radiator, stairs to first floor landing.

## Dining Room

Patio doors to rear garden, radiator.

## Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven and hob with extractor hood, integrated dishwasher, under-stairs storage cupboard.

## Utility Area

Space for fridge/freezer, plumbing for washing machine, door to front garden.

## Shower Room

Obscure window to side aspect, shower cubicle, WC, wash hand basin, electric radiator.

## First Floor Landing

Stairs from entrance hall, window to side aspect, loft access.

## Bedroom One

Window to rear aspect, fitted wardrobe, built in cupboard, radiator.

## Bedroom Two

Window to front aspect, built in cupboard, radiator.

## Bedroom Three

Window to front aspect, radiator.

## Bathroom

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

## Outside

### Front Garden

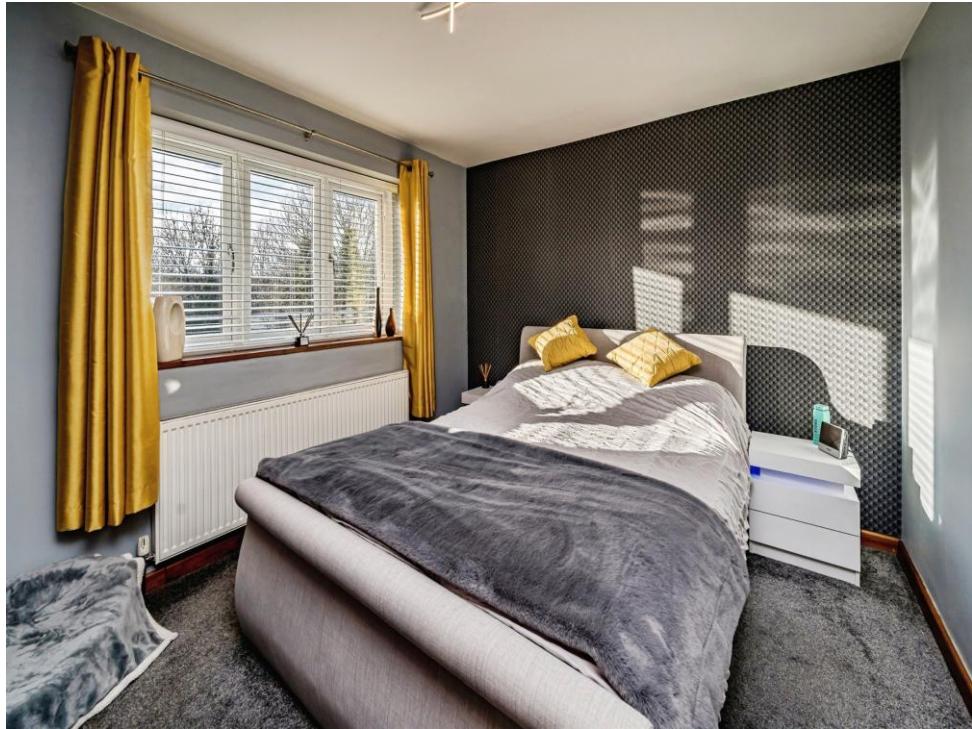
Block paved driveway for several cars, side access.

### Rear Garden

Landscaped rear garden, decking area, access to study, outhouse with electrics, shed, stairs to laid lawn.

### Study

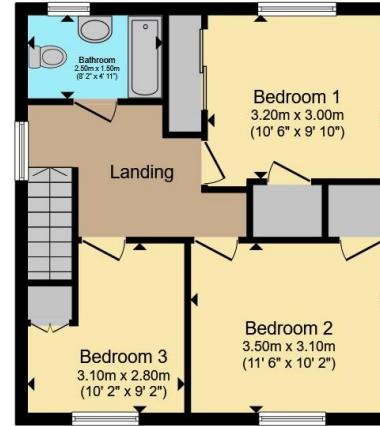








**Ground Floor**



**First Floor**

Total floor area 104.6 m<sup>2</sup> (1,126 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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6 Hampden Square  
AYLESBURY HP19 7HT

EPC Rating: C    Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304687](http://connells.co.uk/Property/LEY304687)**



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