



Connells

Helford Close  
Aylesbury



## Property Description

Nestled in a quiet residential cul de sac in the popular Aylesbury Southwest area, this well proportioned mid terraced home offers an excellent opportunity for families and buyers seeking a property with scope for modernisation and extension (STPP). With three generous bedrooms, two reception rooms, a kitchen with separate utility area, plus both a family bathroom and a separate shower room, the home delivers versatile living throughout.

The property benefits from easily maintainable front and rear gardens, making it ideal for those wanting outdoor space without extensive upkeep.

The property is conveniently located with shops, schools, healthcare and transport links all within easy reach. The property sits just moments from Ashmead Combined School and The Mandeville School, with essential amenities including The Co operative Food y and Stoke Mandeville Hospital within proximity. For commuters, Aylesbury Train Station lies approximately 0.9 miles away, providing direct National Rail services and strong connectivity, supported further by local bus routes and access to the A41.

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

## Entrance Hall

Door to front aspect, outdoor storage cupboard, stairs to first floor landing, two storage cupboards, radiator.

## Living Room

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

## Dining Room

Sliding 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, electric oven, gas hob with extractor hood, plumbing for dishwasher, space for fridge/freezer, door to rear garden, radiator.

## Utility

Window to rear aspect, plumbing for washing machine.

## Shower Room

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

## First Floor Landing

Stairs from entrance hall, airing cupboard.

## Bedroom One

Window to front aspect, fitted wardrobes,

radiator.

## Bedroom Two

Window to rear aspect, radiator.

## Bedroom Three

Window to rear aspect, radiator.

## Bathroom

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

## Outside

## Front Garden

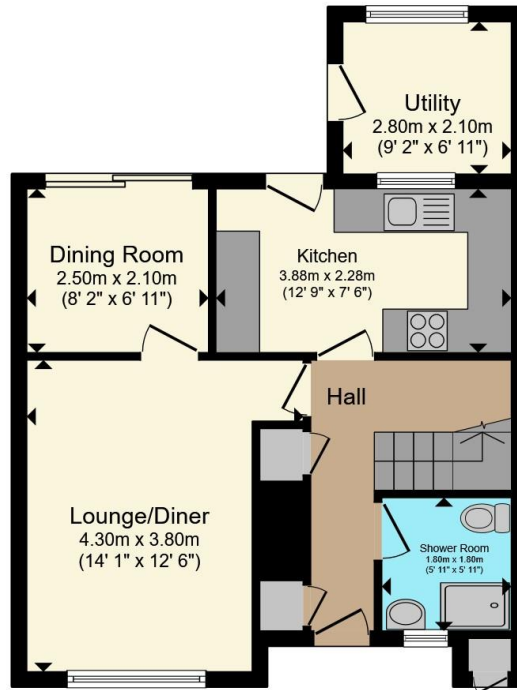
## Rear Garden

Fence enclosed, brick built shed, fully paved, rear access.

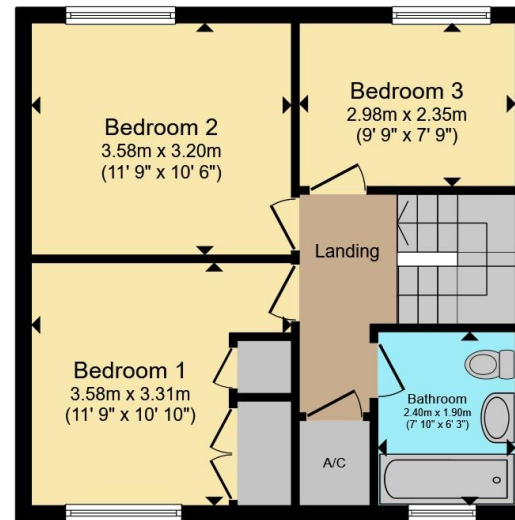








**Ground Floor**



**First Floor**

Total floor area 92.2 m<sup>2</sup> (993 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)



To view this property please contact Connells on

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EPC Rating: D Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304743](http://connells.co.uk/Property/LEY304743)**



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