



**Connells**

Rowland Way  
Aylesbury



## Property Description

Connells are delighted to bring this well-presented semi-detached family home to market that is situated on the ever-popular Hartwell development within walking distance to town centre, railway station and the Sir Henry Floyd Grammar School. The property has had several renovations made by the current owners and comprises of an entrance hall, ground floor cloakroom, a spacious reception room, a large open-plan kitchen / diner with centre island, three well-proportioned bedrooms and a modern family bathroom suite. Benefits include an additional conservatory room, a well-maintained rear garden, off-street parking to the front of the property, a garage as well as holding the potential to extend (STPP).

Internal viewing of this property is highly recommended.

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

first floor landing, radiator.

## Kitchen /Dining Room

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, electric oven and hob with extractor hood, integrated washing machine, dishwasher & fridge/freezer, kitchen island/breakfast bar, space for dining table, door to conservatory, radiator.

## Conservatory

Windows to rear and side aspect, door to side aspect into rear garden.

## First Floor Landing

Stairs from living room, window to side aspect, loft access.

## Bedroom One

Window to front aspect, radiator.

## Bedroom Two

Window to rear aspect, radiator.

## Bedroom Three

Window to front aspect, radiator.

## Entrance Hall

Door to front aspect, windows to front and side aspect.

## Cloakroom

WC, wash hand basin.

## Living Room

Window to front aspect, media wall, stairs to

## Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, wash hand basin, under-floor heating, towel rail.

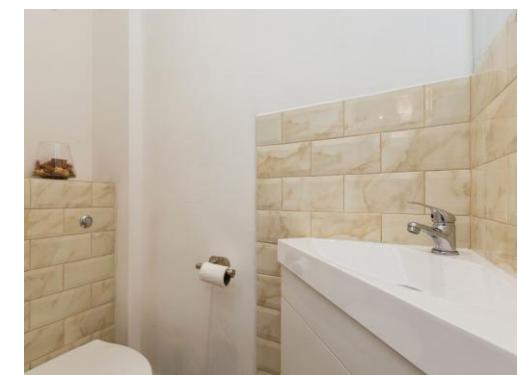
## Outside

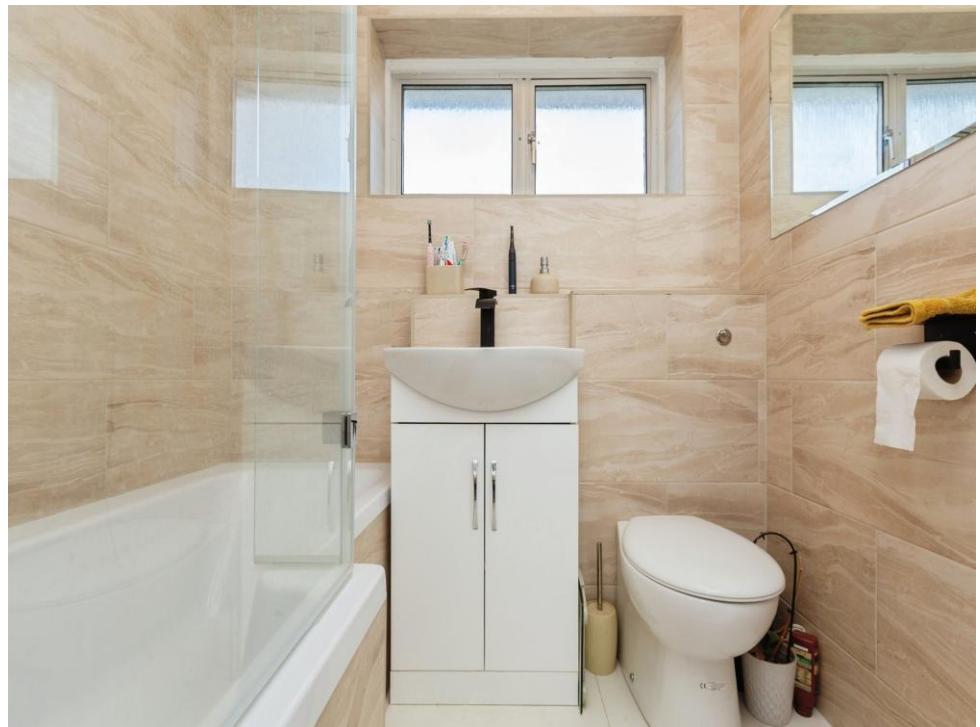
### Rear Garden

### Front Garden

### Garage

Up and over door, power & lighting.









Total floor area 89.1 m<sup>2</sup> (959 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

**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/LEY304646](http://connells.co.uk/Property/LEY304646)**



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>Y304646 - 0002