





### Property Description

Connells are delighted to bring this well-presented mid-terraced house to the market that is situated on a popular residential road on the South side of Aylesbury.

The property has new carpets throughout and comprises of two reception rooms, a modern fitted kitchen, three well-proportioned bedrooms and a family bathroom suite. Benefits include an additional conservatory room, ample storage throughout, off-street driveway parking and a landscaped rear garden.

Viewing is highly recommended.

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

### Entrance Porch

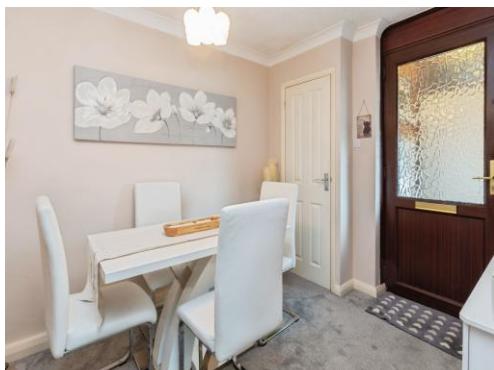
Door to side aspect, storage cupboard.

### Dining Room

9' 11" MAX x 10' 4" ( 3.02m MAX x 3.15m )  
Storage cupboard, radiator.

### Kitchen

10' 9" MAX x 9' 9" ( 3.28m MAX x 2.97m )  
Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, electric eye level oven, electric hob, plumbing for washing machine, dishwasher and fridge/freezer.



### Living Room

14' 3" x 18' 9" MAX ( 4.34m x 5.71m MAX )

Windows to rear aspect, stairs to first floor landing, feature fire place, radiator, television point, telephone point.

### Conservatory

12' 11" x 10' 7" ( 3.94m x 3.23m )

Window to rear and side aspect, door to rear garden.

### First Floor Landing

Stairs from living room, airing cupboard.

### Bedroom One

12' 6" x 10' 1" ( 3.81m x 3.07m )

Window to front aspect, radiator.

### Bedroom Two

11' 7" x 11' 7" MAX ( 3.53m x 3.53m MAX )

Window to rear aspect, radiator.

### Bedroom Three

11' x 6' 11" ( 3.35m x 2.11m )

Window to rear aspect, radiator.

### Bathroom

Window to front aspect, bath with mixer taps and overhead shower, WC, wash hand basin, hand towel rail.

## Outside

### Front Garden

Block paved driveway, outside cupboard.

### Rear Garden

Decking area, shed, laid lawn, side access.









**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

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: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304472](http://connells.co.uk/Property/LEY304472)**



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>EY</sup>304472 - 0004