



Connells

Eliot Close  
Aylesbury





## Property Description

Connells are delighted to bring this well-presented semi-detached house to the market that is situated in cul-de-sac road within the popular Haydon Hill development. The property is in great decorative order throughout and comprises of a sizeable reception room, a well-appointed fitted kitchen, two well-proportioned bedrooms and a modern bathroom suite. Benefits include an additional conservatory room, a landscaped rear garden, off-street driveway parking for several cars, a part-converted garage as well as holding the potential to extend (STPP).

In addition to offering great potential this property is conveniently located with access to several transport links including the A41 and the A418 as well as being a 15 minute walk along pathways to Aylesbury Vale train station. There are a variety of nurseries, primary schools and secondary schools within proximity. The property is also a short drive away from Aylesbury town centre which is full of many different eateries, shops and entertainment facilities.

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

## Entrance Hall

Front door, stairs to first floor landing, under-stairs storage, radiator.

## Living Room

13' 6" x 11' 5" MAX ( 4.11m x 3.48m MAX )

Window to rear aspect, sliding patio door to

conservatory, television point, telephone point, radiator.

## Kitchen

10' 6" MAX x 7' 5" ( 3.20m MAX x 2.26m )

Fitted kitchen comprised of of base and eye level units with roll edge work surface over, space for cooker, plumbing for washing machine, space for fridge, plumbing for dish washer, single drainer sink unit with mixer tap, tiled splash back area, window to front aspect.

## Conservatory

11' 4" MAX x 10' 8" MAX ( 3.45m MAX x 3.25m MAX )

French doors to rear garden.

## First Floor Landing

Stairs from entrance hall, loft access.

## Bedroom One

12' 5" MAX x 10' 4" MAX ( 3.78m MAX x 3.15m MAX )

Window to front aspect, radiator.

## Bedroom Two

9' 4" x 7' 4" MAX ( 2.84m x 2.24m MAX )

Window to rear aspect, radiator.

## Bathroom

Window to rear aspect, white suite comprising panelled bath with wall mounted shower over,

low level w.c, wash hand basin set in vanity unit, heated towel rail.

## Outside

### Front Garden

Driveway providing off road parking for two cars, laid to lawn with pathway to front door.

### Garage

Power and lighting, up and over door.

### Rear Garden

Patio area, laid to lawn and enclosed panel fencing.















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

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304539](http://connells.co.uk/Property/LEY304539)**



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