



Connells

Arcott Way  
Aylesbury



## Property Description

Connells are pleased to bring this well-presented end of terrace home to the market that is situated on the sought after Fairford Leys development. Accommodation comprises of a sizeable reception room, a modern fitted kitchen / dining room, two double bedrooms and family bathroom. Benefits include a guest cloakroom, two new smart meters, an additional conservatory room, an en-suite to the master bedroom, two allocated parking spaces as well as a well presented rear garden.

The property is close to all local amenities including a Nuffield Heath private gym, doctors surgery, eateries and the community church. There a range of schools within catchments as well as being a short drive to Aylesbury town centre and the train station.

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

## Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

## Entrance Hall

Door to front aspect.

## Cloakroom

WC, wash hand basin, radiator, newly fitted electric consumer box.

## Lounge

Windows to rear aspect, internal doors to conservatory room, television point, telephone point, two radiators, under stair cupboard, stairs to first floor landing.

## Kitchen / Diner

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, bay window to rear aspect, window to front aspect, sink with drainer, newly fitted electric oven, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer, space for a dishwasher, bay window to rear aspect, space for dining area. Newly fitted boiler

## Conservatory

Windows to rear and side aspect, two radiators, brick built with a solid insulated ceiling with recessed lighting and windows and a tiled roof, patio doors to rear garden.

## First Floor Landing

Stairs from lounge, window to front aspect, airing cupboard, access to loft with insulated hatch, fully boarded with lighting and metal retractable ladder

## Bedroom One

Newly fitted window to rear aspect, fitted double wardrobe, radiator, door to en-suite.

## En-Suite

Window to front aspect, shower cubicle, WC, wash hand basin, heated towel rail.

## Bedroom Two

Newly fitted window to rear aspect, radiator.

## Bathroom

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

## Outside

### Front Aspect

Decorative pebbles in concrete, two parking spaces.

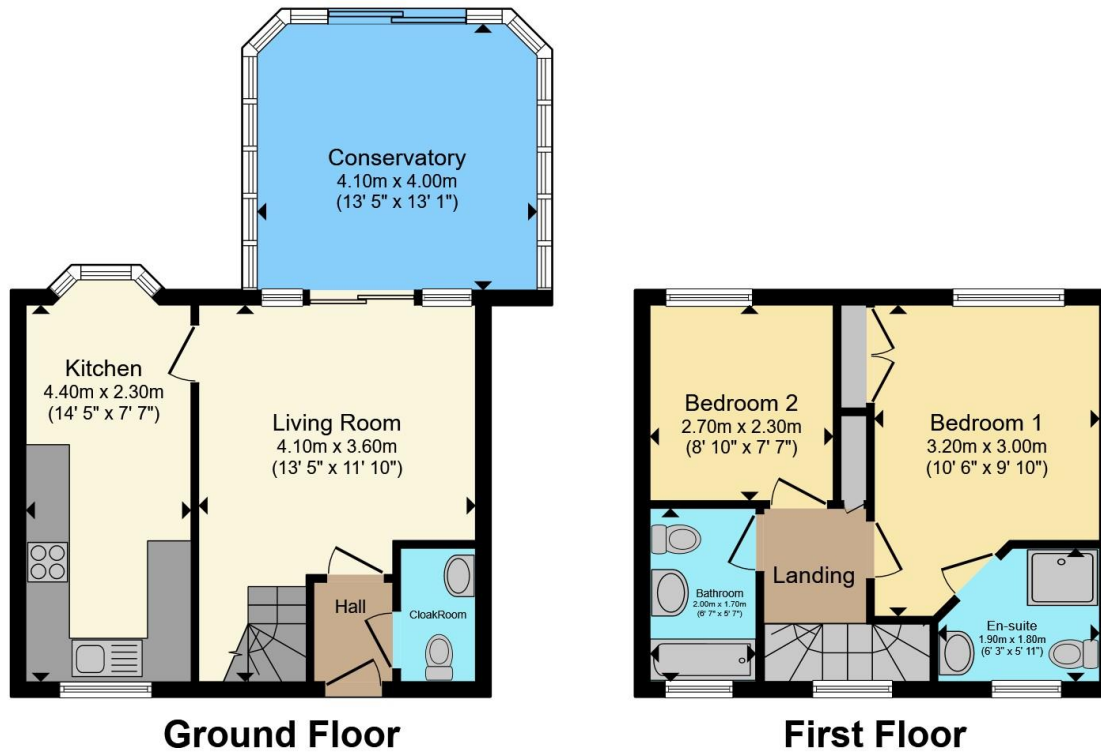
### Rear Garden

Mainly laid to lawn, patio area, side access gate, external electrical sockets.









Total floor area 79.1 m<sup>2</sup> (852 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: C Council Tax  
 Band: C

Tenure: Freehold

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