



**Connells**

Horton Close  
Aylesbury



## Property Description

Located within the highly sought after Fairford Leys area of Aylesbury, this attractive two bedroom semi detached house is offered to the market with no upper chain, and holding the potential to extend (STPP) making it an ideal opportunity for first time buyers or investors. The home features a sizeable reception room, a fitted kitchen/dining room, a downstairs cloakroom, a family bathroom, and two well proportioned bedrooms, complemented by a landscaped rear garden for low maintenance outdoor enjoyment. Positioned in a well connected residential setting within the Aylesbury West ward, the property benefits from excellent local amenities including Fairford Leys Surgery, being within catchments to St Mary's Church of England School and Aylesbury UTC, along with convenient access to everyday shopping and services across the immediate area. The neighbourhood also offers practical transport connections, with Aylesbury Rail Station, plus multiple nearby bus routes, ensuring smooth travel links for commuting and leisure.

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

## Entrance Hall

Door to front aspect.

## Cloakroom

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

## Living Room

Bay window to front aspect, television point, telephone point, stairs to first floor landing, under-stairs storage, radiator.

## Kitchen / Diner

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer, space for dining area, patio doors to rear garden.

## First Floor Landing

Stairs from living room.

## Bedroom One

Two windows to front aspect, fitted wardrobe, storage cupboard, radiator.

## Bedroom Two

Window to rear aspect, radiator.

## Bathroom

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



## Outside

## Front Garden

## Rear Garden

Paved patio area, laid lawn, side access.

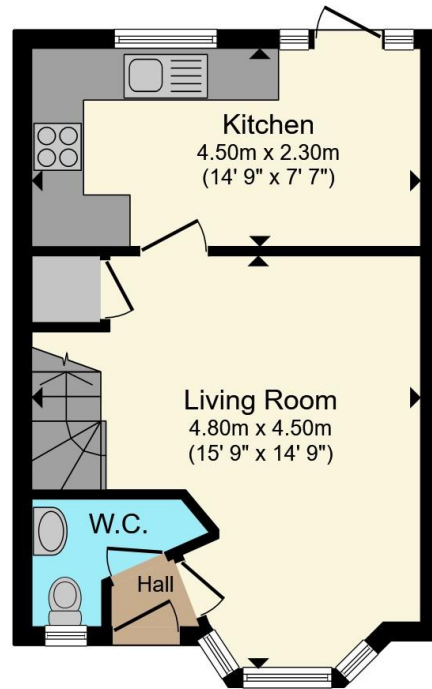
## Parking

Residential parking.

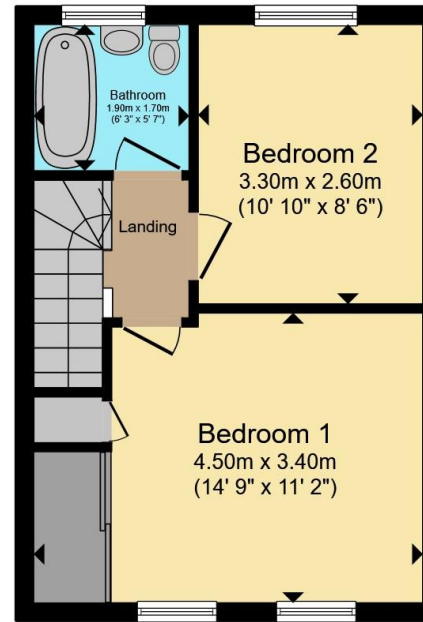








**Ground Floor**



**First Floor**

Total floor area 61.0 m<sup>2</sup> (657 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

**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/LEY304744](http://connells.co.uk/Property/LEY304744)**



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