



Connells

Coppice Way
Aylesbury



Property Description

The accommodation begins with an entrance hall featuring useful under-stairs storage, stairs rising to the first floor, and the benefit of a Hive heating system. To the front of the property is a stylish Wren-fitted kitchen comprising a range of white gloss wall and base units, an integrated Bosch electric oven and hob, integrated fridge/freezer, and a front-aspect window providing plenty of natural light.

To the rear, the spacious living room offers an inviting space for both relaxing and entertaining and flows seamlessly into the conservatory via sliding doors. This additional reception area enhances the living accommodation and enjoys direct access to the rear garden.

On the first floor, there are two generously sized double bedrooms, with the second bedroom benefitting from a built-in wardrobe. Both bedrooms are served by a contemporary family bathroom fitted with a modern white suite, including a bath with overhead shower.

Externally, the enclosed north-east facing rear garden has been designed for low-maintenance enjoyment, featuring artificial lawn, a patio seating area, and fenced boundaries for privacy. To the front, off-road parking is provided for one vehicle directly in front of the property.

Situated in the sought-after Coppice development, the property is conveniently located within walking distance of local shops and a doctor's surgery, while also offering access to the A418 towards Milton Keynes and the A41, providing routes towards Tring and London.

Entrance Hall

Wooden flooring
Radiator
Fuse board
Shoe storage
HIVE system

Lounge

Carpet
Radiators
Sliding door to conservatory

Kitchen

WREN kitchen
Window to front
Electric hob and oven
Washing machine
Fridge/freezer

Conservatory

Carpet
Radiator
Patio doors

Landing

Carpet
Loft access

Bedroom One

Carpet
Window to rear
Radiator

Bedroom Two

Carpet
Radiator
Window to front
Boiler
Built in wardrobe

Bathroom

Bath with overhead shower
Lino flooring
WC
Wash hand basin
Towel radiator
Tiled

Rear Garden

North east facing
Artificial grass

Patio

Parking

Driveway

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

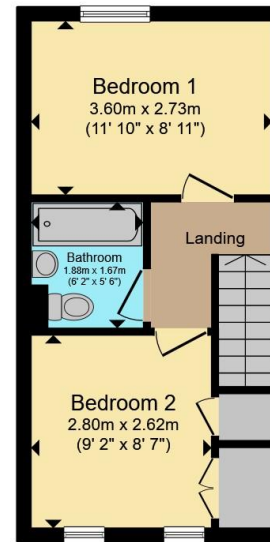








Ground Floor



First Floor

Total floor area 61.6 m² (663 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

Connells

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2 Temple Street
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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

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