



**Connells**

Lodden Close  
Aylesbury



## Property Description

This well-presented mid terraced home in a quiet cul de sac in Aylesbury Southwest offers a sizeable reception room, modern fitted kitchen, double bedroom, ample storage, and a modern bathroom suite, along with the added benefit of a garage and two allocated parking spaces, making it ideal for first-time buyers. Located in a convenient urban setting close to essential amenities and Stoke Mandeville Hospital (0.7 miles). Excellent transport links include nearby bus stops and Aylesbury Station around 2 km away, ensuring smooth travel connections into London.

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

## Entrance

Front door into lounge.

## Lounge

Window to front aspect, television point, telephone point, radiator, stairs to first floor landing.

## Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric cooker point with extractor hood, plumbing for washing machine, space

for fridge/freezer, radiator, door to rear garden.

## First Floor Landing

Stairs from lounge, two storage/airing cupboards, loft access.

## Bedroom One

Window to front aspect, built in wardrobe, radiator.

## Bathroom

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

## Outside

## Garage

Up and over door, allocated parking to front & right.

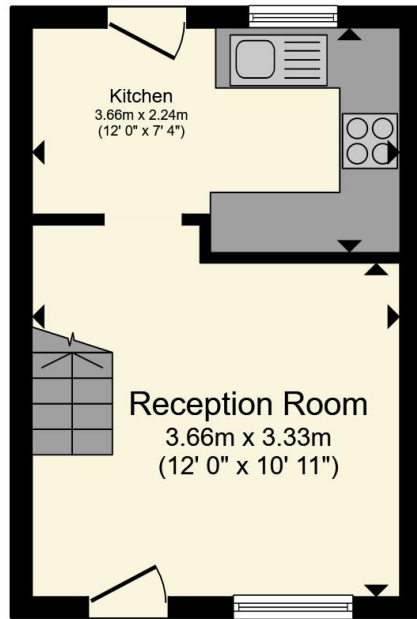
## Rear Garden

Landscaped rear garden, paved patio & pathway, artificial grass, rear access.

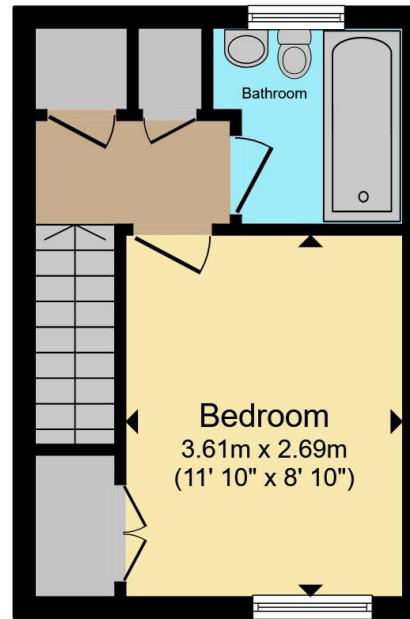




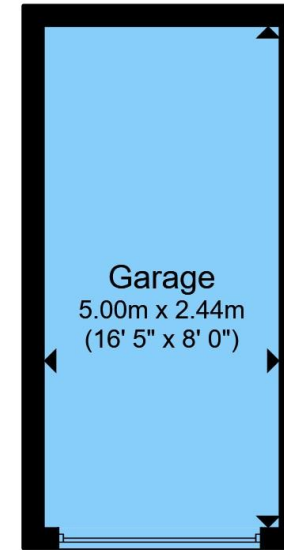




**Ground Floor**



**First Floor**



**Garage**

Total floor area 53.2 m<sup>2</sup> (573 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: D Council Tax  
Band: B

Tenure: Freehold

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