



Connells

Grenville Road
Aylesbury



Property Description

Connells are delighted to offer this well-presented three-bedroom 'BISF' semi-detached home in the popular Southcourt area of Aylesbury. The property features two spacious reception rooms, a fitted kitchen with space for dining area, three well-proportioned bedrooms, a family bathroom suite as well as an additional downstairs cloakroom. Outside, you'll find an expansive rear garden that backs onto the fields, off-street driveway parking as well as the potential to extend (STPP), making this an excellent opportunity for families.

Southcourt is a well-connected, family-friendly neighbourhood with local shops, supermarkets, and Aylesbury town centre just a short distance away. Highly regarded schools, including Ashmead Combined and The Mandeville School, are within walking distance, and Aylesbury Station is less than a mile away, offering direct links to London Marylebone. Vale Park and Aqua Vale leisure centre provide fantastic outdoor and fitness facilities nearby, while excellent road links via the A41 make commuting easy.

Call Connells Fairford Leys today on 01296 395 710 to arrange your viewing!

Entrance Porch

Door to front aspect, windows to front and side aspect, door to entrance hall.

Entrance Hall

Door to front aspect, stairs to first floor landing, under-stairs storage, radiator.

Living Room

Window to front aspect, television point, telephone point, radiator, feature fire place.

Dining Room

Sliding patio doors to rear garden, radiator.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, window to rear aspect, plumbing for washing machine, gas hob with extractor hood, integrated eye level oven, space for fridge/freezer.

Utility Area

Door to rear garden.

Cloakroom

Window to side aspect, WC.

First Floor Landing

Stairs from entrance hall.

Bedroom One

Window to front aspect, build in wardrobe, radiator.

Bedroom Two

Window to rear aspect, build in wardrobe, radiator.

Bedroom Three

Window to front aspect, radiator.

Bathroom

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

Outside

Front Garden

Laid lawn area, block paved driveway, side access.

Outdoor Storage

Door to side aspect, window to side aspect.

Rear Garden

Patio area, side access, access to storage shed, steps and pathway down to laid lawn area, greenhouse, shed, rear access onto fields.

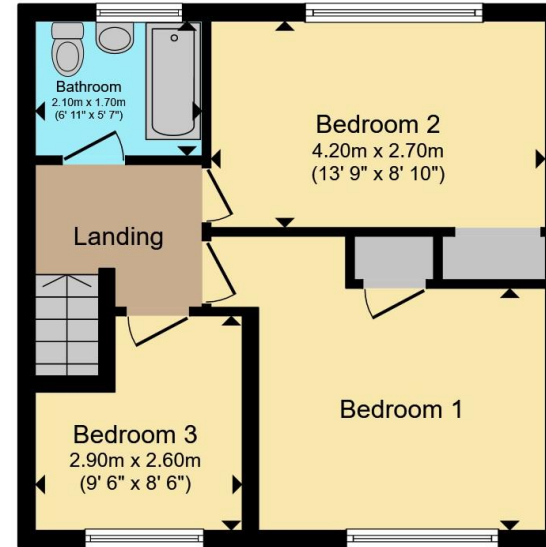








Ground Floor



First Floor

Total floor area 92.6 m² (997 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



To view this property please contact Connells on

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6 Hampden Square
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EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304792



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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