



Connells

Spruce Road
Aylesbury

Spruce Road
Aylesbury HP19 7AF

for sale offers in excess of
£400,000



Property Description

Connells are delighted to bring this immaculately presented semi-detached house to the market that is situated on a popular residential road in Fairford Leys Village. The property briefly comprises of an open plan reception room with modern integrated fitted kitchen, an additional reception room, three well-proportioned bedrooms and a modern bathroom suite. Benefits include a downstairs cloakroom, an en-suite to the master bedroom, a landscaped rear garden and driveway parking to rear of property for two cars.

The property is located within walking distance to the centre of Fairford Leys with it's array of shops, amenities and restaurants. There is also excellent local schooling and a gym all close by.

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

Entrance

Front door, radiator.

Cloakroom

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

Living / Kitchen / Dining Room

26' 7" MAX x 15' 5" MAX (8.10m MAX x

4.70m MAX)

Bi-folding doors to rear garden, television point, telephone point, radiators, stairs to first floor landing, under-stairs storage.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, electric oven and hob with extractor hood, integrated washing machine, dishwasher, microwave and fridge/freezer, breakfast bar area, radiator.

Reception Room

16' 9" x 9' 2" (5.11m x 2.79m)

Skylight window to front aspect, television point, radiator.

First Floor Landing

Stairs from living room, window to side aspect, loft access, airing cupboard.

Bedroom One

11' 6" x 9' 10" (3.51m x 3.00m)

Window to rear aspect, radiator.

Bedroom Two

9' 10" + WARDROBE x 9' 2" (3.00m + WARDROBE x 2.79m)

Window to front aspect, built in wardrobe, radiator, en-suite.

En-Suite

Shower cubicle, WC, vanity wash hand basin, heated towel rail.

Bedroom Three

7' 3" x 6' 11" (2.21m x 2.11m)

Window to rear aspect, radiator.

Bathroom

Window to front aspect, bath with mixer taps, WC, vanity wash hand basin, heated towel rail.

Outside

Front Garden

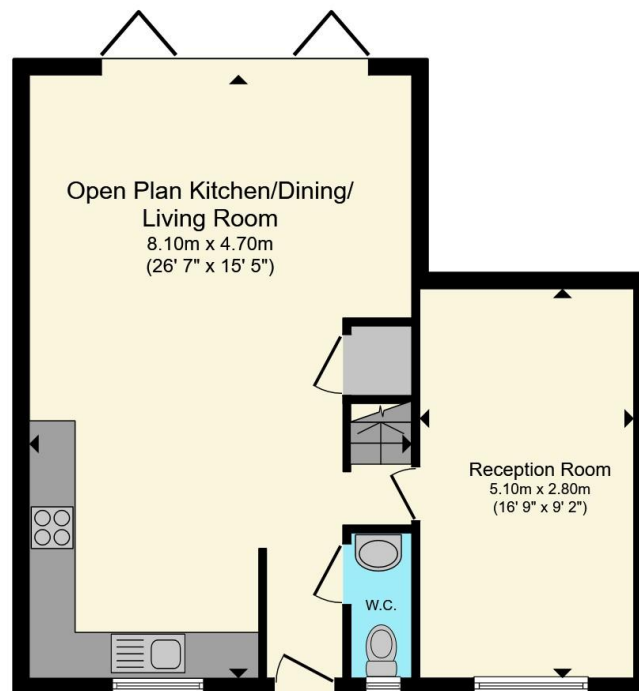
Rear Garden

Enclosed rear garden, patio area, astro turf, side access to parking.

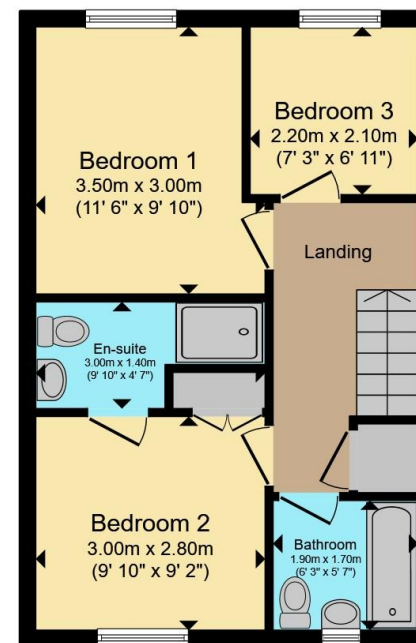








Ground Floor



First Floor

Total floor area 93.8 m² (1,009 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

To view this property please contact Connells on

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6 Hampden Square
AYLESBURY HP19 7HT

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304600



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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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