



Connells

Field Way
AYLESBURY



Property Description

Situated in a popular residential area of Aylesbury, is an attractive family home offering well-proportioned accommodation and a practical layout suited to modern living. The property benefits from bright and spacious living areas, comfortable bedrooms, and private outdoor space, making it an ideal choice for first-time buyers, growing families, or investors alike. Located within an established neighbourhood of predominantly owner-occupied homes, the property enjoys a pleasant community setting with convenient access to local amenities and transport links.

The property is ideally placed for everyday convenience, with local shops, supermarkets, schools, and leisure facilities all within easy reach. Aylesbury town centre is just over a mile away and offers an excellent range of retail, dining, and entertainment options, together with the Waterside Theatre and extensive shopping facilities. Commuters benefit from good road connections via the A41 and A418, while Aylesbury railway station provides services to London and surrounding towns. The area also offers access to parks, open green spaces, and countryside walks, combining the convenience of town living with the benefits of Buckinghamshire's attractive surroundings.

Early viewing is highly recommended to appreciate both the accommodation on offer and the excellent location.

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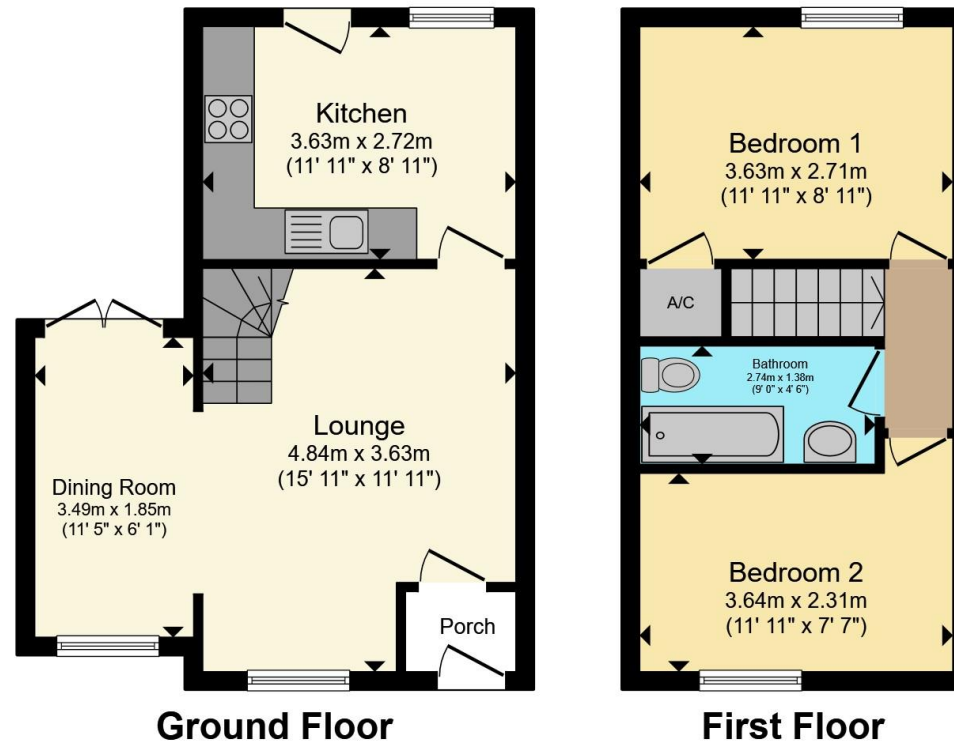
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Total floor area 60.0 m² (645 sq.ft.) approx

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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2 Temple Street
 AYLESBURY HP20 2RH

view this property online connells.co.uk/Property/ALS313135

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: C Council Tax Band: C

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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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