



Connells

Arcott Way
Aylesbury



Property Description

Connells are pleased to bring this well-presented end-terraced family home to the market that is situated in the desirable Aylesbury West area. The property has been well-maintained throughout and offers a sizeable reception room, well-appointed fitted kitchen, three well-proportioned bedrooms, and a four-piece family bathroom suite. Benefits include a downstairs cloakroom, along with an easily maintainable rear garden, a garage (leasehold), and off-street parking spaces.

Ideally located in the well-connected Coldharbour parish, the property is close to St Mary's CE School, Aylesbury UTC, Fairford Leys Surgery, and The Royal Buckinghamshire Hospital (1.3 miles). The neighbourhood benefits good amenities including nearby convenience stores, and excellent transport links with Aylesbury Vale Parkway Station around 1.1 miles away, making it an ideal choice for families seeking both space and convenience.

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

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.

Entrance Hall

Door to front aspect, stairs to first floor

landing.

Cloakroom

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

Lounge / Dining Room

Windows to rear aspect, patio doors to rear garden, television point, telephone point, radiator, under-stairs storage.

Kitchen

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

First Floor Landing

Stairs from entrance hall, window to front aspect, airing cupboard.

Bedroom One

Windows to front and rear aspect, fitted wardrobes, radiator.

Bedroom Two

Window to rear aspect, radiator.

Bedroom Three

Window to front aspect, radiator.

Bathroom

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

Outside

Front Garden

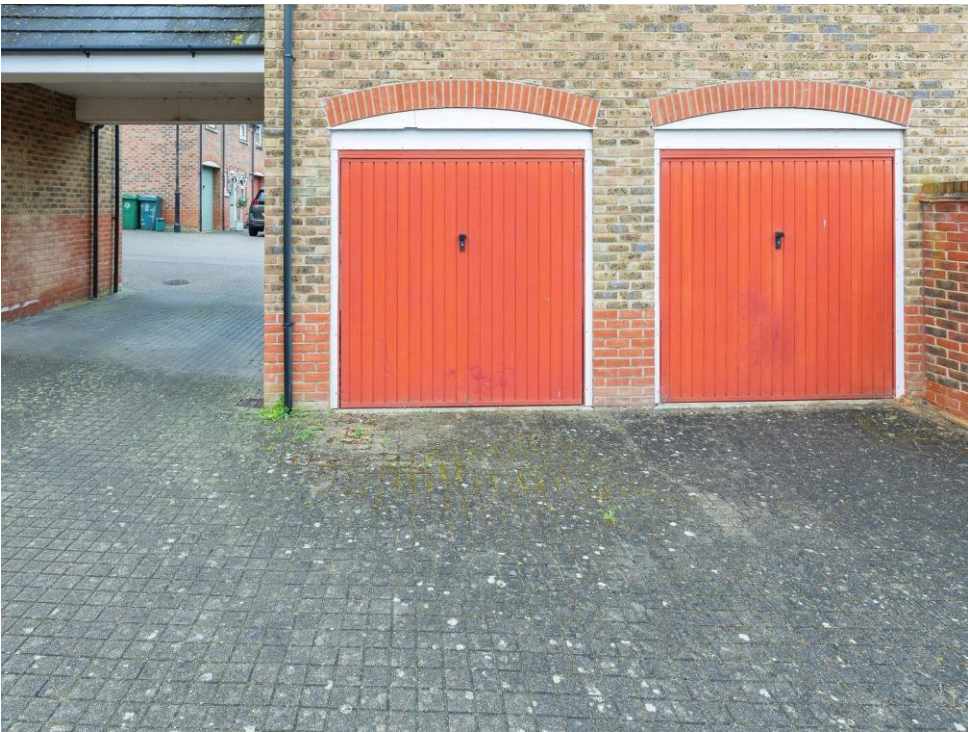
Rear Garden

Paved patio area, laid lawn.

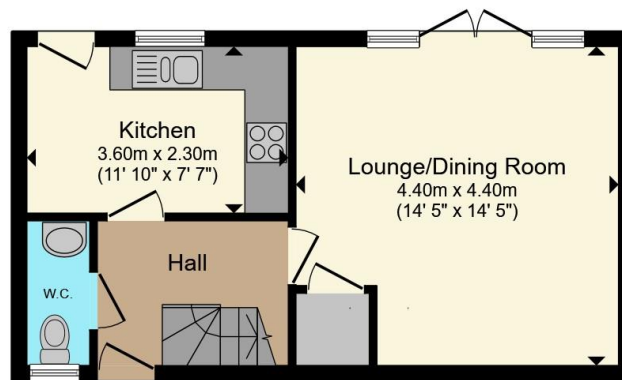
Garage

Up and over door.

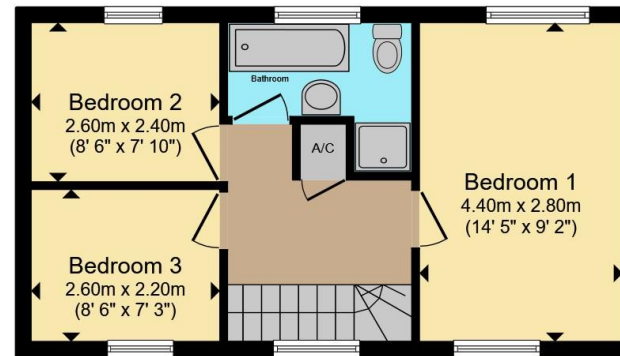








Ground Floor



First Floor

Total floor area 71.6 m² (771 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
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304812



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