



Not for marketing purposes INTERNAL USE ONLY

Hampden Road
Aylesbury



Property Description

Situated on the ever-popular Hampden Road in Aylesbury, this well-presented three-bedroom semi-detached home offers spacious and practical accommodation, making it an ideal purchase for families, first-time buyers, or those looking to upsize.

The property is entered via a welcoming entrance hall with a convenient downstairs WC. The ground floor accommodation comprises a comfortable living room, a separate dining room providing an excellent space for entertaining, and a fitted kitchen with a range of wall and base units. Upstairs, there are two generous double bedrooms, a third single bedroom which would also make an ideal nursery, home office or dressing room, and a family bathroom fitted with a bath, WC and wash basin.

Externally, the property benefits from an enclosed rear garden featuring a patio seating area, lawn, and an attractive selection of mature trees and shrubs, providing a pleasant outdoor space for relaxing and entertaining. To the front, there is a garden and a driveway offering off-road parking for several vehicles.

The property is conveniently located within easy reach of Aylesbury town centre, which offers a wide range of shopping, leisure and dining facilities. Well-regarded schools, local parks and everyday amenities are all nearby, while Aylesbury railway station provides regular services to London Marylebone, making the property an excellent choice for commuters. Excellent road links, including access to the A41, further enhance the property's appeal.

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

Location

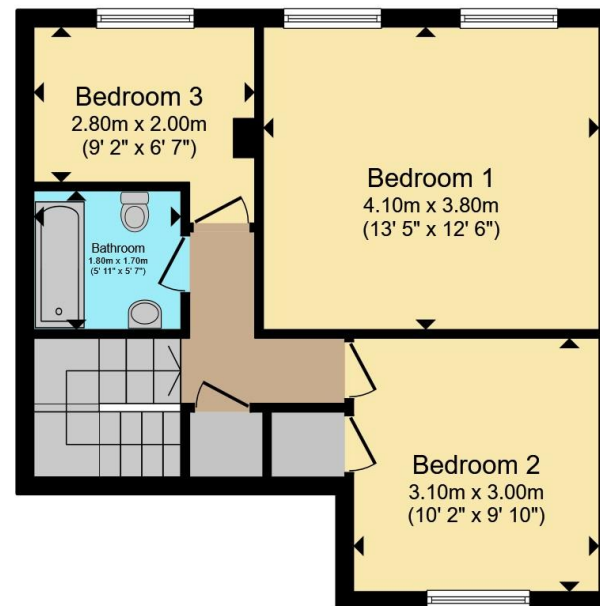








Ground Floor



First Floor

Total floor area 84.3 m² (907 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

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To view this property please contact Connells on

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

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