



Connells

Walton Green
Aylesbury



Property Description

Situated within a quiet residential cul-de-sac, this attractive semi-detached home offers well-balanced accommodation, making it an excellent choice for first-time buyers, young families, and downsizers. The property enjoys a practical layout, bright living spaces, and a pleasant setting within easy reach of Aylesbury town centre and nearby amenities.

The ground floor features a welcoming entrance hall leading into a spacious living area, providing ample room for both seating and dining. The kitchen is fitted with a range of units and offers direct access to the rear garden, creating a functional space for everyday use. Upstairs, the home provides well-proportioned bedrooms and a family bathroom, delivering comfortable accommodation suited to a wide range of buyers.

Externally, the property benefits from private outdoor space ideal for relaxing or entertaining, along with parking facilities and an attractive residential outlook. Local shops, schools, leisure facilities, and transport links are all within easy reach, with Aylesbury town centre and the railway station conveniently accessible.

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

Downstairs Wc

Lounge

11' 2" max x 10' 10" max (3.40m max x 3.30m max)

Kitchen/Diner

13' 9" max x 10' 2" max (4.19m max x 3.10m max)

Landing

Bedroom One

15' 9" max x 15' 5" max (4.80m max x 4.70m max)

Bedroom Two

14' 1" max x 11' 6" max (4.29m max x 3.51m max)

Bathroom

6' 7" max x 5' 7" max (2.01m max x 1.70m max)

Garage

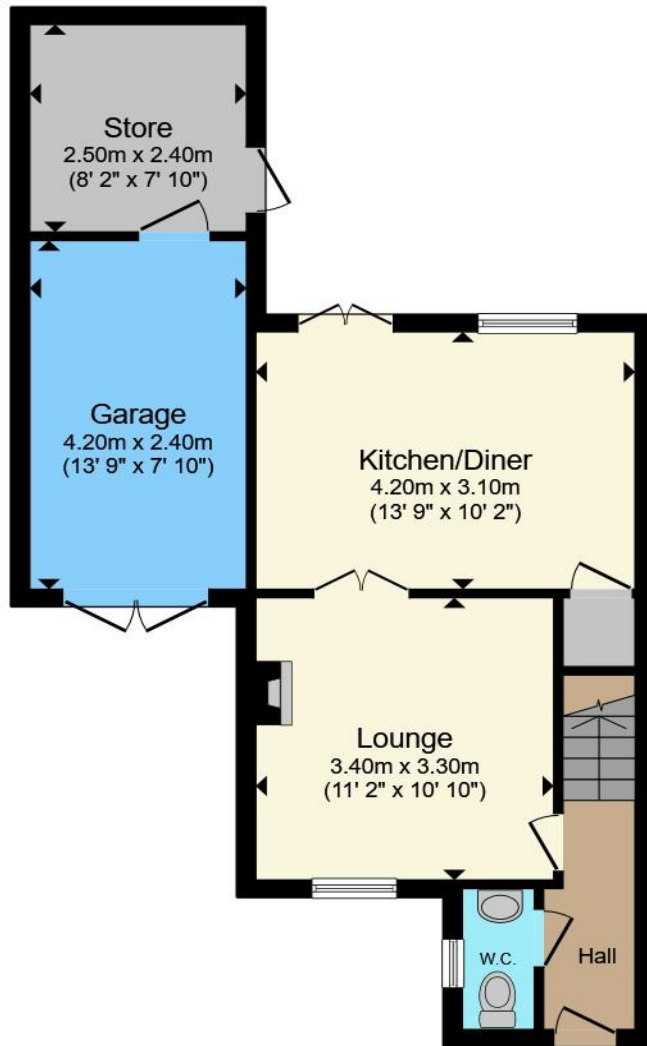
13' 9" max x 7' 10" max (4.19m max x 2.39m max)

Store

8' 2" max x 7' 10" max (2.49m max x 2.39m max)







Ground Floor



First Floor

Total floor area 87.6 m² (943 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

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

2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online [connells.co.uk/Property/ALS313118](https://www.connells.co.uk/Property/ALS313118)



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.

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