



**Connells**

Pearson Close  
Aylesbury



# Pearson Close Aylesbury HP19 7TH

for sale offers in excess of  
**£280,000**



## Property Description

Connells are delighted to bring this well-presented end-terraced house to the market that is situated on a quiet cul-de-sac location within a short walk of the town centre, Aylesbury mainline station, and theatre.

The accommodation comprises: - storm porch, entrance hall, lounge/diner with doors to garden, well-appointed fitted kitchen, two well-proportioned bedrooms and family bathroom suite. The property also benefits from enclosed rear garden and off-road parking.

Viewing is highly recommended.

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

## Entrance Hall

Door to front aspect, stairs to first floor landing, radiator.

## Living Room

11' 5" + Door Recess x 5' 2" MAX ( 3.48m + Door Recess x 1.57m MAX )

Patio doors to rear garden, television point, telephone point, radiator, under-stairs storage.

## Kitchen

9' 9" MAX x 5' 6" MAX ( 2.97m MAX x 1.68m MAX )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with

drainer, oven, gas hob with extractor hood, plumbing for washing machine, wall mounted boiler.

## First Floor Landing

Stairs from entrance hall, loft access.

## Bedroom One

9' 11" MAX x 8' 11" + Wardrobe ( 3.02m MAX x 2.72m + Wardrobe )

Windows to front aspect, airing cupboard, radiator.

## Bedroom Two

12' MAX x 8' 8" MAX ( 3.66m MAX x 2.64m MAX )

Window to rear aspect, fitted wardrobe, radiator.

## Bathroom

Bath with power shower overhead, WC, wash hand basin, radiator.

## Outside

## Rear Garden

Decking area, patio area, rear access.

## Parking

Driveway to the front of property with

additional off-street parking to the rear off the property.















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.focalagent.com](http://www.focalagent.com)

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/LEY304565](http://connells.co.uk/Property/LEY304565)**



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