



Connells

Fleet Street
Aylesbury



Property Description

Nestled on Fleet Street, just a short walk from Stoke Mandeville Hospital, the town centre, and highly regarded local schools, this spacious three-bedroom semi-detached home beautifully blends character, comfort, and convenience

Upon entering, you're greeted by a generous and welcoming hallway, complete with a practical under-stairs cupboard for added storage. The front sitting room exudes warmth, featuring a charming fireplace and a large bay window that floods the space with natural light. Toward the rear, a versatile second reception room serves perfectly as a formal dining area or relaxed family lounge, with French doors opening directly onto the garden for seamless indoor-outdoor living.

The modern kitchen is thoughtfully designed with light-toned cabinetry, a gas hob, double electric oven, and integrated fridge freezer, alongside space for a freestanding dishwasher and washing machine. French doors connect the kitchen to the dining area, while a side door offers additional access to the garden. A ground-floor shower room adds further practicality, equipped with a WC, wash-hand basin, and shower cubicle. Upstairs, three well-proportioned bedrooms await, two of which feature built-in wardrobes. These rooms are complemented by a stylish family bathroom fitted with a bath and mixer shower.

Outside, the rear garden offers a delightful mix of patio and lawn, enhanced by practical

features such as an outdoor tap, electric sockets, and lighting—ideal for relaxing

Entrance hall

Door to front, laminate underfoot, radiator, understairs cupboard

Cloakroom

Window to side, boiler, part tiling, tiling underfoot, towel radiator, shower cubicle, wc, whb

Front Room

12' 8" into bay x 13' 4" max (3.86m into bay x 4.06m max)

Bay window to front, laminate underfoot, radiator, feature fireplace

Lounge/Diner

27' 8" x 10' 9" (8.43m x 3.28m)

French doors to rear, laminate underfoot, radiator

Kitchen

15' 7" max x 9' 4" max (4.75m max x 2.84m max)

Window to rear, door to rear, doors to dining room, tiling underfoot, wall and base units, part tiling, gas hob and electric oven, space for freestanding dishwasher, washing machine and fridge/freezer

Bedroom One

11' 6" max x 10' 9" max (3.51m max x 3.28m max)

Window to front, carpet underfoot, built in wardrobe,radiator

Bedroom Two

11' 2" max x 10' 2" from window (3.40m max x 3.10m from window)

Window to rear, carpet underfoot, radiator, built in wardrobe

Bedroom Three

7' 5" x 7' 8" (2.26m x 2.34m)

Window to front, carpet underfoot, radiator

Bathroom

Window to rear, vinyl underfoot, wc, whb, bath/mixer, fully tiled, loft hatch, radiator

Rear Garden

Outside tap, electric plug and lights









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

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: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/ALS312511



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALS312511 - 0005