





Property Description

Connells are delighted to bring this rarely available, well-presented mid-terraced house to the market that is situated within the sought after Fairford Leys estate. This unique property comprises of two reception rooms, a modern fitted kitchen, three well-proportioned double bedrooms with built in wardrobes and a family bathroom. Benefits include a downstairs cloakroom, an en-suite to the master bedroom, a garage with driveway and a well-maintained garden area.

An ideal family home, the property is conveniently located with easy access to several transport links including frequent bus service providing a quick link to Aylesbury town centre and railway station. There are a variety of well-regarded primary schools and secondary schools within Catchments including St Marys. The property is walking distance to village square offering a range of shops, restaurants, nursery, church, community centre and health club with Aylesbury town being a short drive away providing further shops, eateries, entertainment, and recreational facilities.

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

Window to front aspect, radiator, television point, telephone point.

Family Room

Window to rear aspect, radiator, telephone point.

Kitchen

Fitted kitchen with a range of wall and base units with work surfaces to complement, window to rear aspect, stainless steel sink and drainer unit, fitted gas hob, fitted electric oven, cooker hood, plumbing for dishwasher, space for fridge freezer, central heating boiler, radiator, door to utility area.

Cloakroom

Wash hand basin, tiled to splashbacks, low level wc, radiator.

Utility Area

Plumbing for washing machine.

First Floor Landing

Stairs from entrance hall, airing cupboard, loft access.

Bedroom One

Window to front aspect, built in wardrobes,

radiator, television point, telephone point, storage cupboard.

En-Suite

Velux window to the rear aspect, shower cubicle, wash hand basin, low level wc, tiling to splashbacks, extractor fan, radiator.

Bedroom Two

Window to front aspect, built in double wardrobes, radiator, television point.

Bedroom Three

Window to rear aspect, built in double wardrobes, radiator, television point.

Bathroom

Window to rear aspect, panel bath with mixer taps shower over, low level wc, wash hand basin, tiling to splashbacks, extractor fan, radiator, towel rail.

Outside

Front Garden

Decked area, partly laid to lawn, picket fence, driveway to garage.

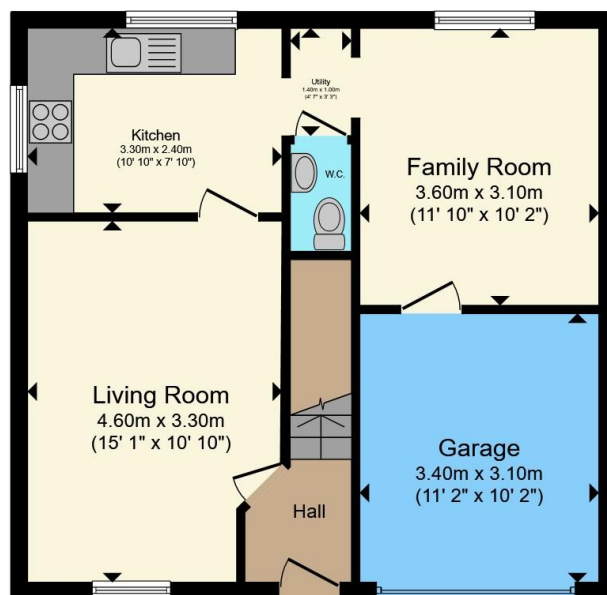
Garage

Partially converted garage, up and over door, power and light, range of fitted base units, door to family room.

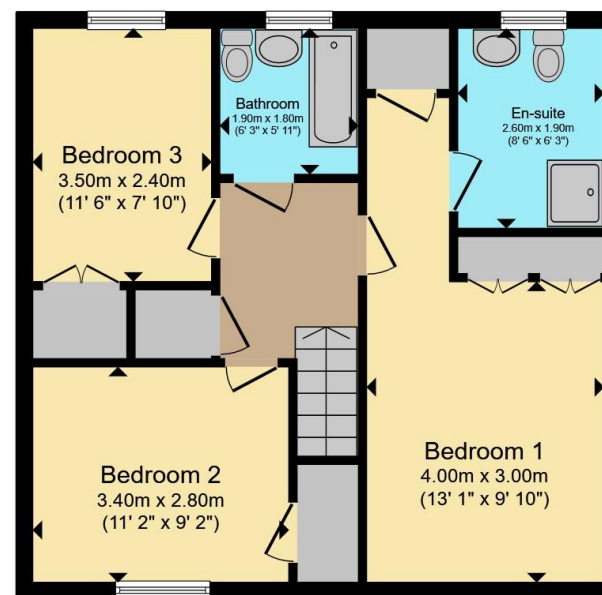








Ground Floor



First Floor

Total floor area 115.9 m² (1,248 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: Council Tax
Awaited Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304692



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