



**Connells**

Cavendish Way  
Aylesbury



## Property Description

Connells are delighted to bring this well-presented detached house to the market that is situated within walking distance to the centre of Fairford Leys. The property has been comprises of a sizeable reception room, a modern fitted kitchen, three well-proportioned bedrooms and a four piece family bathroom suite. The property benefits from an additional downstairs cloakroom, a landscaped rear garden, a single garage with parking for two cars as well as holding the potential to extend (STPP).

An ideal family home, the property is conveniently located with access to Fairford Leys centre with it's array of shops, amenities and restaurants. There is also excellent local schooling, doctors surgery and a gym all close by.

An internal viewing is highly recommended, contact Connells today,

## Entrance Hall

Door to front aspect, stairs to first floor landing.

## Cloakroom

Window to front aspect, WC, wash hand basin, radiator.

## Living Room

Windows to front and rear aspect, television

point, telephone point, under-stairs storage cupboard, radiators, patio doors to rear garden.

## Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, gas hob with extractor hood, electric oven, plumbing for washing machine, fridge/freezer, larder, door to rear garden, radiator.

## First Floor Landing

Window to front aspect, loft access, storage cupboard, radiator.

## Bedroom One

Windows to front and rear aspect, radiator.

## Bedroom Two

Window to rear aspect, radiator.

## Bedroom Three

Window to front aspect, radiator.

## Bathroom

Window to rear aspect, bath with mixer taps, WC, wash hand basin, shower cubicle,

radiator.

## Outside

### Rear Garden

Paved patio area, laid lawn, side access, access to garage.

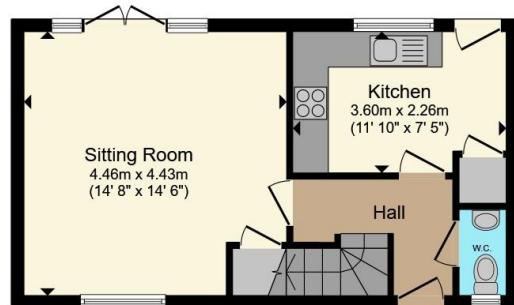
### Garage

Up and over door, door to rear garden. Off-street parking for two cars in front of garage.

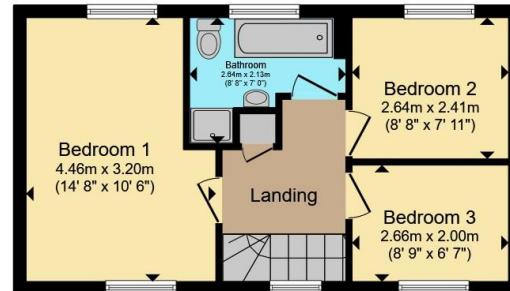




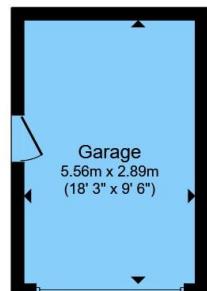




**Ground Floor**



**First Floor**



**Garage**

Total floor area 85.4 m<sup>2</sup> (919 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01296 395710**  
**E [fairfordleys@connells.co.uk](mailto:fairfordleys@connells.co.uk)**

6 Hampden Square  
AYLESBURY HP19 7HT

EPC Rating: C    Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304684](http://connells.co.uk/Property/LEY304684)**



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