



Connells

Trebah Square
Aylesbury



Property Description

Connells are pleased to present this immaculately maintained semi detached home, ideally located within the highly sought after Fairford Leys development. The property is just a five minute walk from the vibrant village centre, centred around an attractive and spacious open square offering ample additional parking and a charming stream running alongside.

Internally, the accommodation features a generous reception room, a well equipped fitted kitchen, two well proportioned bedrooms and a modern family bathroom. Further benefits include a downstairs cloakroom, off street parking for multiple vehicles, a beautifully landscaped rear garden, and a converted garage complete with power and lighting - ideal for use as a home office, gym or additional storage.

The location is particularly convenient, with the village centre just a short stroll away, providing a range of shops, restaurants, a hairdresser and the Nuffield Health & Fitness Centre.

For further information or to arrange a viewing, please contact Connells Fairford Leys on 01296 395 710.

Entrance Hall

Door to front aspect, radiator, storage cupboard.

Cloakroom

WC, wash hand basin, radiator.

Kitchen

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

Living Room

Window to rear aspect, television point, telephone point, radiator, stairs to first floor landing.

First Floor Landing

Stairs from entrance hall, loft access.

Bedroom One

Window to rear aspect, built in wardrobe and cupboard, radiator.

Bedroom Two

Window to front aspect, radiator.

Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, vanity wash hand basin, heated towel rail.

Outside

Front Garden

Driveway parking, side access.

Rear Garden

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

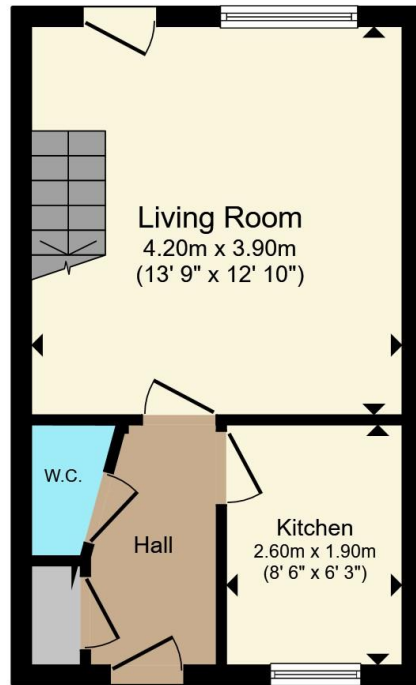
Converted Garage

Door to side aspect, window to side aspect, insulated, power, lighting & electric radiator.

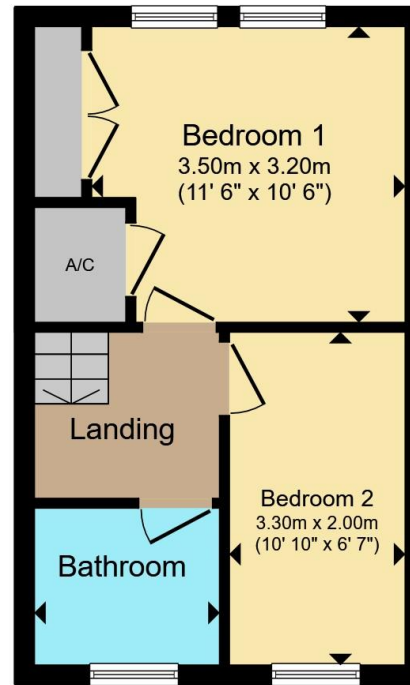








Ground Floor



First Floor

Total floor area 55.2 m² (594 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



To view this property please contact Connells on

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6 Hampden Square
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online [connells.co.uk/Property/LEY304799](https://www.connells.co.uk/Property/LEY304799)



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