



Connells

Elmhurst Road
Aylesbury



Property Description

Accessed via its own private entrance, the property opens into a welcoming hallway with stairs leading to the first floor. The landing also provides entry to a useful boarded loft, offering excellent additional storage space.

The home boasts a contemporary fitted kitchen, well-equipped with a wide selection of wall and base units. For added convenience, the current owners are including several appliances within the sale, including a fridge, freezer, washing machine, and dishwasher, allowing buyers to move in with ease.

The spacious living room enjoys an abundance of natural light thanks to a large front-facing window, creating a bright, airy, and inviting environment ideal for relaxing or entertaining.

There are two generously proportioned bedrooms, both overlooking the rear of the property and benefiting from fitted carpeting, making them comfortable and versatile spaces suitable for a variety of needs. Serving the accommodation is a modern bathroom, updated in recent years and comprising a panelled bath with shower above, WC, and wash hand basin, all finished with attractive contemporary tiling.

Outside, residents can take advantage of nearby lay-by parking as well as a private garden area, perfect for enjoying outdoor space with minimal maintenance.

Ideally located within highly regarded school

catchment areas and close to a range of local amenities, this attractive home is well suited to first-time buyers, investors, and those seeking to downsize.

Entrance Hall

Loft access - boarded with ladder

Lounge

14' 9" x 11' 1" (4.50m x 3.38m)

Window to front

Radiator

Carpet underfoot

Chimney breast

Kitchen

11' 3" x 6' (3.43m x 1.83m)

Window to rear

Extractor fan

Radiator

Tiling underfoot

Electric oven and gas hob

Washing machine

Dishwasher

Fridge freezer

(White goods staying)

Landing

Storage cupboard

Combi boiler

Thermostat (replaced 2023)

Bedroom One

11' 5" x 10' 1" (3.48m x 3.07m)

Carpet underfoot

Window to rear

Radiator

Bedroom Two

8' 11" x 8' 1" (2.72m x 2.46m)

Carpet underfoot

Window to rear

Radiator

Bathroom

Bath with overhead shower

Wash hand basin

WC

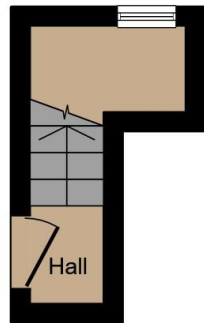
Window to side

Tiling

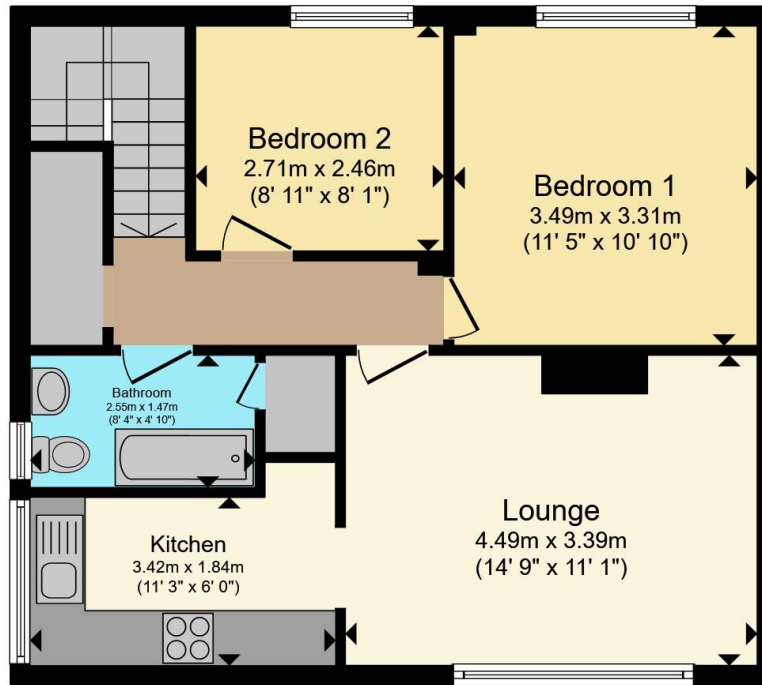








Ground Floor



First Floor

Total floor area 58.5 m² (630 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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2 Temple Street
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EPC Rating: C Council Tax
Band: B

Service Charge: 450.00 Ground Rent:
120.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS313032

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Jul 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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