



**Connells**

Bernard Close  
Cuddington Aylesbury



## Property Description

Connells are delighted to bring this well-presented mid-terraced house to the market that is located in the desirable village of Cuddington. The property comprises of two reception rooms, a modern integrated fitted kitchen, two double bedrooms (currently utilised as a three/four bedroom house) and a modern bathroom suite. Benefits include an additional loft room with the potential to convert completely (STPP), off-street driveway parking and a large rear garden.

Viewing is highly recommended.

## Entrance Hall

Door to front aspect, window to front aspect, stairs to first floor landing.

## Front Room

15' 9" x 10' 6" ( 4.80m x 3.20m )

Bay window to front aspect, radiator.

## Living Room

16' 9" x 10' 6" ( 5.11m x 3.20m )

Stairs to first floor landing, under-stairs storage, storage cupboard, radiator.

## Kitchen

15' 1" x 8' 6" ( 4.60m x 2.59m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, two skylights, sink with drainer,

space for range cooker with extractor hood, plumbing for washing machine and dishwasher, integrated fridge/freezer, French doors to rear garden.

## First Floor Landing

### Bedroom One

13' 5" MAX x 11' 6" MAX ( 4.09m MAX x 3.51m MAX )

Window to front aspect, two storage cupboards, radiator.

### Bedroom Two

10' 6" MAX x 10' 2" MAX ( 3.20m MAX x 3.10m MAX )

Window to rear aspect, airing cupboard, radiator.

## Bathroom

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

## Loft Room

Converted loft room which is currently accessed via a steep stairwell, skylight to rear aspect, radiator, storage to eaves.

## Outside

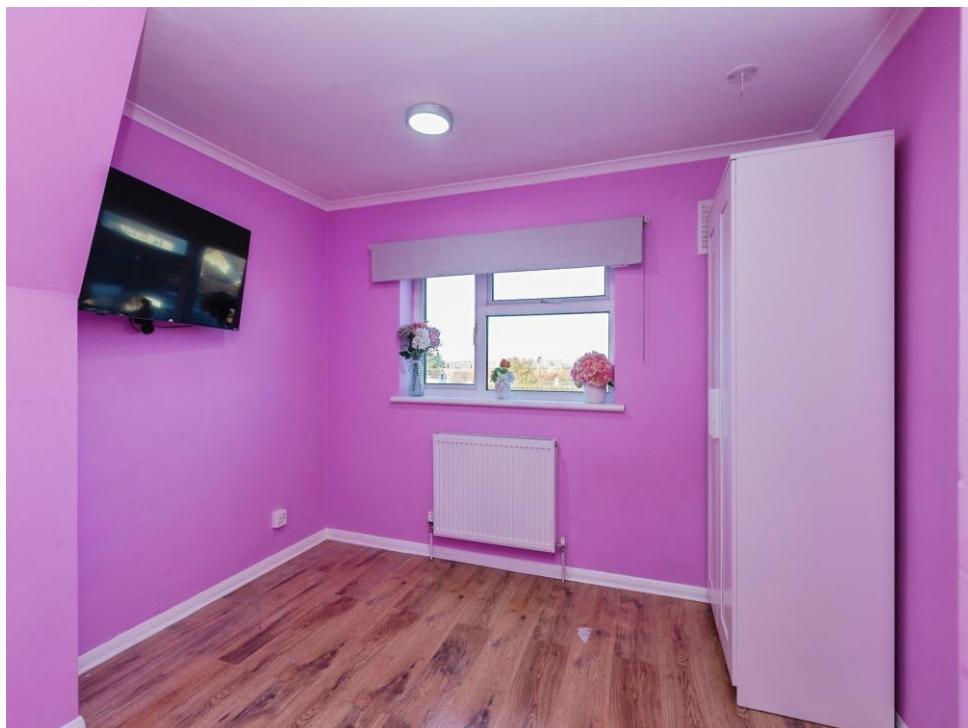
### Front Garden

Driveway.

## Rear Garden

Raised decking timber, shed with electrics.









Total floor area 108.4 m<sup>2</sup> (1,167 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**

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EPC Rating: C    Council Tax  
Band: C

Tenure: Freehold

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