

Connells

Hampden Road
Aylesbury

Hampden Road
Aylesbury HP21 8JH

for sale
£350,000







Property Description

Offered to the market with no onward chain, this well-presented three-bedroom terraced home is situated in a popular residential location, ideally positioned for access to highly regarded grammar schools, local amenities and excellent transport links.

The accommodation begins with an entrance hall, featuring stairs rising to the first floor. To the front of the property is a bright and welcoming living room, while to the rear a generously sized kitchen/dining room provides an excellent space for everyday family living and entertaining. The kitchen is fitted with a range of wall and base units and incorporates white goods, the gas boiler and a useful understairs storage cupboard. Leading from the kitchen is a spacious conservatory, enjoying views over the garden and offering direct access via sliding doors to the rear.

On the first floor, the property offers two well-proportioned double bedrooms and a further single bedroom, all served by a modernised family bathroom fitted with a bath and overhead shower. The landing also provides access to the loft space.

Externally, the property benefits from a generously sized and fully enclosed rear garden, predominantly laid to lawn with a patio area ideal for outdoor dining and relaxation. To the front, there is off-road driveway parking for two vehicles.

Lounge

Wooden flooring
Window to front
Radiator

Dining Room

Wooden flooring
Window to side and rear

Kitchen

Lino underfoot
Electric oven
Boiler
Radiator
Understairs storage
Wall and base units

Landing

Carpet underfoot
Loft access

Bedroom One

Carpet underfoot
Radiator
Window to front

Bedroom Two

Carpet underfoot
Radiator
Tank cupboard
Window to rear

Bedroom Three

Wooden flooring
Radiator
Window to rear

Bathroom

Lino underfoot
Bath with shower overhead
Skylight
Radiator
WC
Wash hand basin

Rear Garden

Patio
Laid lawn
Enclosed fencing

Parking

Driveway

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead







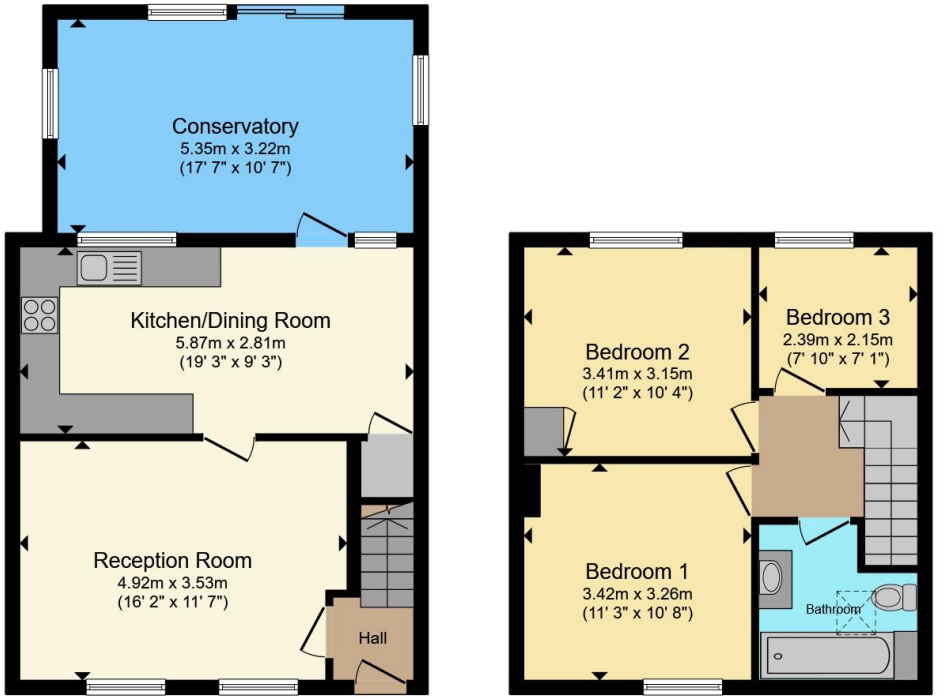












Total floor area 95.2 m² (1,025 sq.ft.) approx

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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2 Temple Street
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EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/ALS313300

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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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