



**Connells**

Astronomy Way  
Aylesbury



## Property Description

Connells are delighted to present this extended end-terraced house, offering spacious and versatile accommodation, ideal for growing families.

The property features two reception rooms, providing flexible living and dining space, alongside a well-appointed fitted kitchen leading into a conservatory overlooking the garden.

Upstairs comprises three well-proportioned bedrooms and a family bathroom, as well as an additional ground floor fourth bedroom with en-suite. A ground floor cloakroom adds further convenience.

Externally, the home benefits from a mature rear garden, single garage, and additional storage, with potential for further extension (STPP).

Situated in a popular area of Aylesbury, the property is close to the town centre, offering a range of shops, restaurants, transport links including direct trains to London Marylebone, and well-regarded schools.

Early viewing is highly recommended.

For more information or to arrange a viewing, please contact Connells today.

## Entrance Porch

Door to front aspect.

## Cloakroom

Window to front aspect, WC, wash hand basin.

## Lounge

Windows to front and rear aspect, feature fire place, television point, telephone point, radiator, stairs to first floor landing.

## Dining Room

Window to front aspect, radiator.

## Kitchen

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

## Conservatory

Windows to rear and side aspect, patio doors to rear garden.

## Study/ Bedroom 4

Window to rear aspect, door to shower room.

## Shower Room

Window to front aspect, walk in shower, wash hand basin, heated towel rail.

## First Floor Landing

Window to front aspect, airing cupboard.

## Bedroom One

Window to front and side aspect, fitted wardrobes, radiator.

## Bedroom Two

Window to front aspect, fitted wardrobes, radiator.

## Bedroom Three

Window to rear aspect, radiator.

## Bathroom

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

## Outside

### Front Garden

Block paved, brick built storage, garage.

### Garage

Up and over door.

### Rear Garden

Pave patio area, laid lawn, side access.

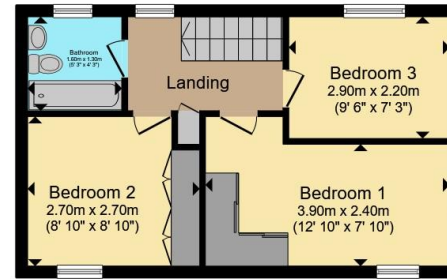




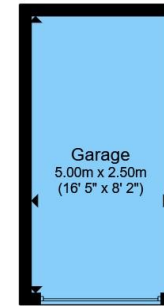




**Ground Floor**



**First Floor**



**Garage**

Total floor area 98.9 m<sup>2</sup> (1,064 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)



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: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304813](http://connells.co.uk/Property/LEY304813)**



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