



**Connells**  
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**FOR SALE**

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**Connells**

Miles End  
Aylesbury



## Property Description

CONNELLS are proud to introduce this attractive two-bedroom home tucked away within the desirable Willows development in Hartwell, Aylesbury. Offering a blend of comfort and convenience, this property is well-maintained and ready for its next chapter.

Step inside to a welcoming hallway that leads into a generous living and dining area, perfect for everyday relaxation or entertaining guests. The kitchen is thoughtfully laid out, providing ample storage and workspace. Upstairs you'll find two well-proportioned bedrooms and a neatly presented bathroom.

Outside, the property enjoys both front and rear gardens, giving space for outdoor enjoyment, while a private driveway ensures off-road parking for one vehicle.

The Willows is a sought-after location on the west side of Aylesbury, offering a peaceful setting yet remaining within easy reach of the town centre, rail station, shops, leisure facilities, and the college. Excellent road links connect you quickly to Thame, Oxford, and Bicester via the A41.

Families will appreciate the nearby schools, including Bearbrook Primary & Junior, Mandeville Secondary, and the highly regarded Aylesbury Grammar Schools.

This home combines a practical layout with a prime location — a fantastic opportunity for

buyers seeking a well-positioned property in Aylesbury.

## Entrance

Door to front aspect.

## Living Room

13' 9" MAX x 12' 3" MAX ( 4.19m MAX x 3.73m MAX )

Windows to front aspect, television point, telephone point, radiator, stairs to first floor landing.

## Kitchen

12' 3" x 5' 8" ( 3.73m x 1.73m )

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

## First Floor Landing

Stairs from living room.

## Bedroom One

10' 5" x 8' 10" ( 3.17m x 2.69m )

Windows to front aspect, fitted wardrobe, storage cupboard, radiator.

## Bedroom Two

8' 11" x 5' 10" ( 2.72m x 1.78m )

Window to front aspect, radiator.

## Bathroom

Modern suite comprised of window to side aspect, shower cubicle, WC, wash hand basin, heated towel rail.

## Outside

## Front Garden

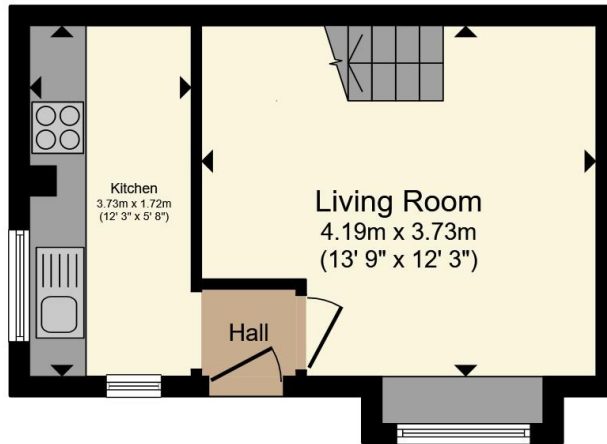
## Parking

Two allocated parking spaces.

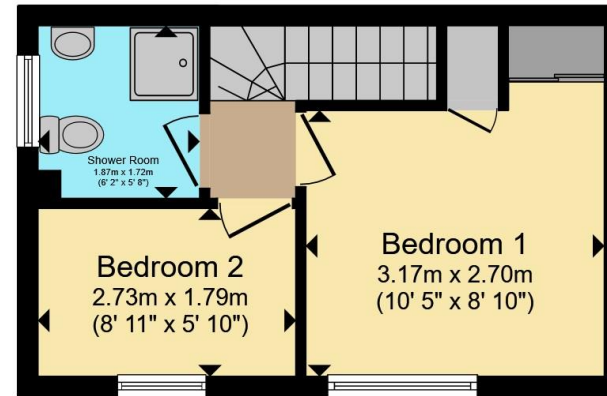








**Ground Floor**



**First Floor**

Total floor area 45.7 m<sup>2</sup> (492 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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6 Hampden Square  
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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304654](http://connells.co.uk/Property/LEY304654)**



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