



**Connells**

Rake Way  
Aylesbury





## Property Description

Connells are delighted to bring this end-terraced cluster house to the market that is located on the Deerhurst development on the Southside of Aylesbury. The property comprises of entrance hall, a sizeable reception room, a well-maintained fitted kitchen, one bedroom with fitted wardrobes and a modern bathroom suite. Benefits include an enclosed front garden, allocated parking, economy 7 heating and UPVC double glazing. The property would make an ideal first time or investment purchase.

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

## Entrance Hall

Door to side aspect, stairs to first floor landing.

## Living Room

Window to side aspect, television point, telephone point, storage heater.

## Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, cooker point with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer.

## First Floor Landing

## Bedroom One

Window to side aspect, fitted wardrobes, storage heater.

## Bathroom

Bath with mixer taps and overhead shower, WC, wash hand basin, towel rail.

## Outside

## Front Garden

## Parking

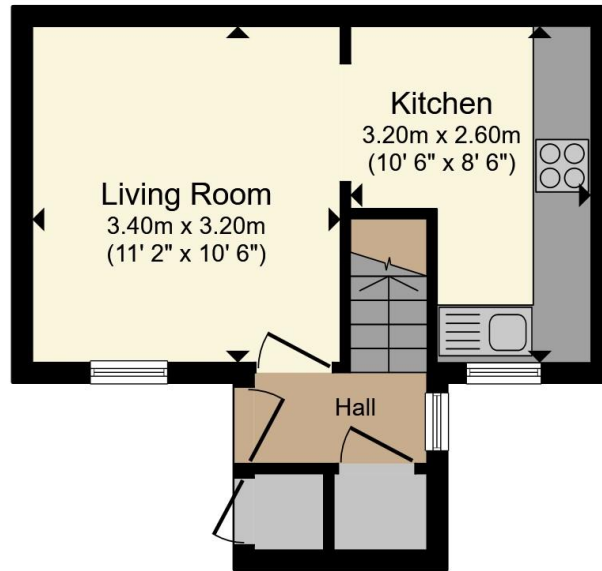
Allocated parking space.



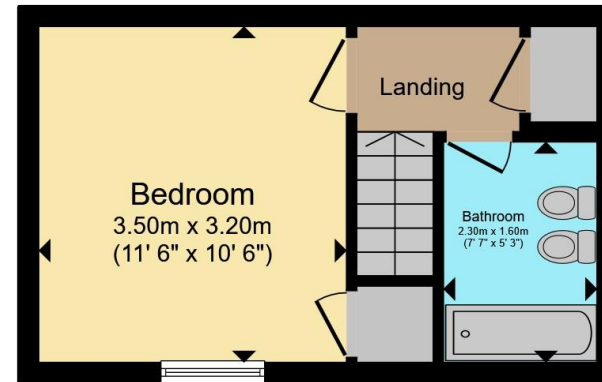








**Ground Floor**



**First Floor**

Total floor area 44.1 m<sup>2</sup> (475 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**

To view this property please contact Connells on

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EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304694](http://connells.co.uk/Property/LEY304694)**



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