



Connells

Farnley Road
Aylesbury



Property Description

A well-presented three bedroom mid-terrace home offered to the market with no upper chain, situated in a quiet cul-de-sac close to Aylesbury town centre. The property features a 20ft lounge/diner, a kitchen with utility area, an enclosed rear garden, and a large driveway, and is ideally placed for excellent transport links and well-regarded school catchments.

Internally, the home comprises an entrance porch opening into the hallway with stairs rising to the first floor. The spacious 20ft lounge/diner enjoys a front-aspect window and offers ample space for both living and dining furniture, with direct garden access via sliding patio doors. The modern kitchen provides a range of wall and base units, a gas oven, space for a fridge-freezer, and further garden access through a second patio door. A separate utility area completes the ground floor.

To the first floor, the property offers three generous bedrooms, with the smallest benefitting from built-in wardrobes. The home is served by a family bathroom fitted with a bathtub and overhead shower, alongside a separate WC, providing a practical split layout.

Externally, the property boasts a generous enclosed rear garden, mainly laid to lawn with patio areas, an outside tap, and external electrical sockets. To the front, a large driveway provides convenient off-road parking.

Agents Note

Please note that the AML fee covers 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

Entrance Porch

Wooden flooring
Radiator

Entrance Hall

Wooden flooring
Radiator

Lounge/Diner

Wooden flooring
Window to front
Sliding door to rear
Radiator

Kitchen

Wooden flooring
Gas oven
Window to rear
Patio door to rear
Wall and base units
Sink/drainer

Bedroom One

Window to front
Carpet underfoot
Radiator

Bedroom Two

Window to front
Carpet
Radiator

Bedroom Three

Window to rear
Carpet
Radiator
Built in wardrobe

Bathroom

WC in separate room with window to rear
Wash hand basin
Bath with overhead shower
Window to rear

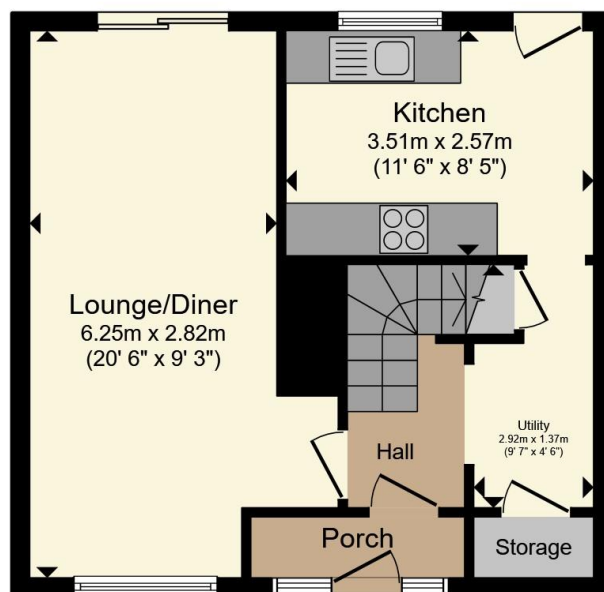
Rear Garden

Electrical sockets
Outside tap
Laid lawn
Patio slabs
Enclosed fencing

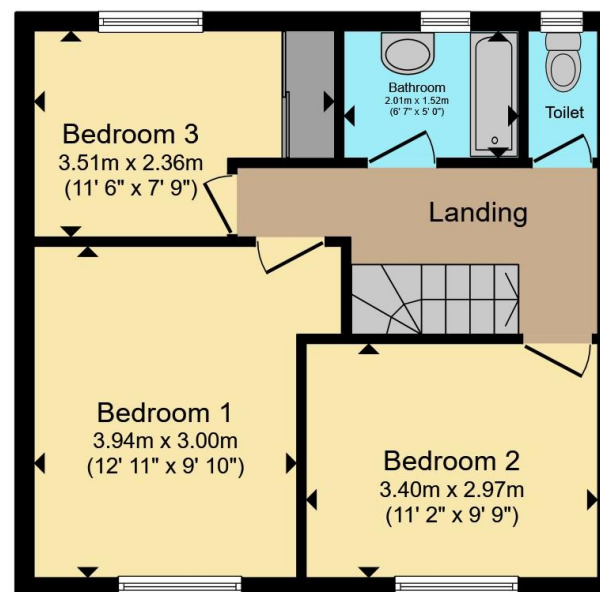








Ground Floor



First Floor

Total floor area 80.4 m² (865 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: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/ALS313219



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