





Property Description

**** NO UPPER CHAIN ****

Connells are delighted to bring this well-presented end-terraced house to the market that is situated on a quiet cul-de-sac road within the popular Fairford Leys development to the west of Aylesbury. The property comprises of a sizeable reception room, a modern fitted kitchen, three double bedrooms and a family bathroom suite. Benefits include an en-suite to the master bedroom, a downstairs cloakroom, an easily maintainable rear garden, a garage and two parking spaces to the front of the property.

An ideal family home, the property has easy access routes to Aylesbury, Thame and beyond as well as being a short distance from the village centre with its array of local shops and amenities. Aylesbury Town Centre is also a short drive away with further amenities, entertainment and recreational facilities. The property is also within catchments to several well-regarded schools, including St Mary's school.

Viewings are highly recommended.

Entrance Porch

Door to front aspect, window to side aspect, door to entrance hall.

Entrance Hall

Stairs to first floor landing.

Cloakroom

WC, wash hand basin, radiator.

Living / Dining Room

Window to rear aspect, patio doors to rear garden, television point, telephone point, radiators.

Kitchen

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

First Floor Landing

Stairs from entrance hall, storage cupboard, loft access.

Bedroom One

Window to rear aspect, built in wardrobes, door to en-suite, radiator.

En-Suite

Window to rear aspect, shower cubicle, WC, wash hand basin, radiator.

Bedroom Two

Window to front aspect, built in wardrobe, radiator.

Bedroom Three

Window to front aspect, radiator.

Bathroom

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

Outside

Front Garden

Block paved.

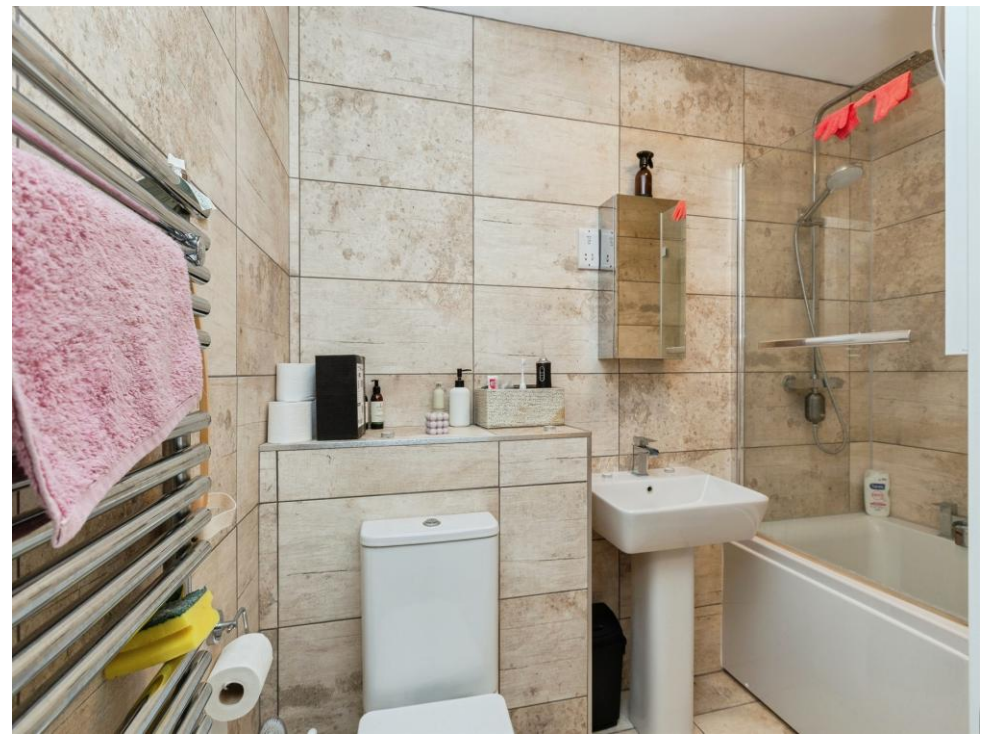
Garage

Two side-opening doors.

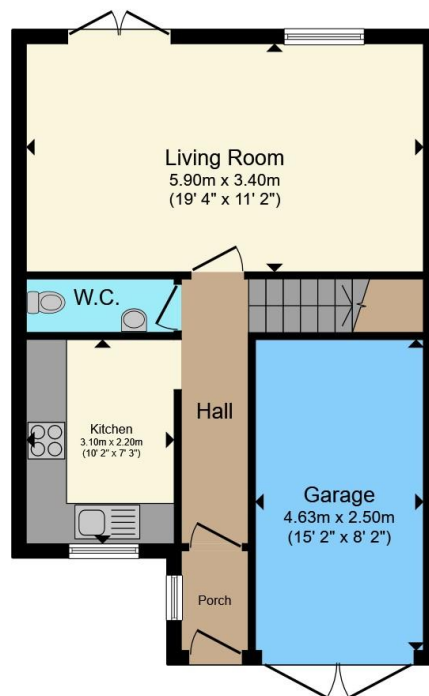
Rear Garden

Fully enclosed, paved patio area, laid lawn, side access.

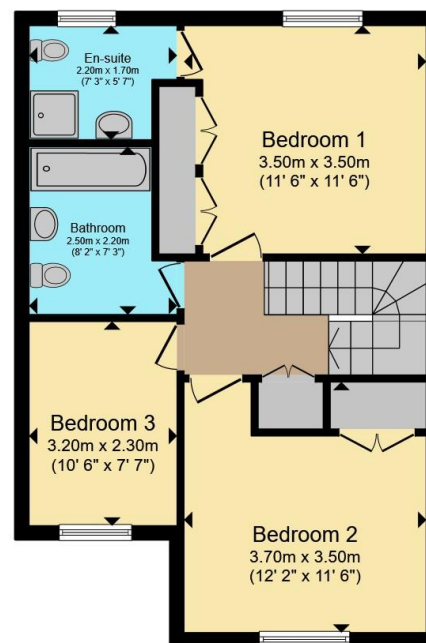








Ground Floor



First Floor

Total floor area 99.2 m² (1,068 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

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6 Hampden Square
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304708



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