



Connells

Brahms Lane
Aylesbury



Property Description

Connells are pleased to bring this immaculately presented semi-detached house to the market that is situated on a sought-after residential road in South Aylesbury. The property briefly comprises of a sizeable reception room, a modern fitted kitchen with integrated appliances, two double bedrooms and a modern family bathroom suite. Benefits include a guest cloakroom, an en-suite to the master bedroom, a south facing landscaped rear garden, off-street driveway parking as well as NHBC warranty remaining.

The property is conveniently located with access to several transport links including Aylesbury and Stoke Mandeville train station. There are a variety of local shops within proximity as well as being a short drive to Stoke Mandeville Hospital and Aylesbury Town centre providing further shops, eateries, entertainment and recreational facilities.

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

Entrance Hall

Door to front aspect, stairs to first floor landing, radiator.

Cloakroom

Low level wc, wash hand basin, radiator.

Living Room

15' 2" MAX x 11' 6" MAX (4.62m MAX x

3.51m MAX)

Window to front aspect, television point, telephone point, radiator.

Kitchen

9' 10" MAX x 11' 2" MAX (3.00m MAX x 3.40m MAX)

Fitted kitchen comprised of wall and base units with work surfaces and splash backs to complement, window to front aspect, sink with drainer, Bosch integrated oven and hob with extractor hood, integrated washing machine, dishwasher and fridge/freezer, radiator.

First Floor Landing

Loft access.

Bedroom One

10' 1" MAX x 14' 10" MAX (3.07m MAX x 4.52m MAX)

Window to rear aspect, radiator, door to en-suite.

En-Suite

Window to rear aspect, shower cubicle, WC, wash hand basin, shaver point, heated towel rail.

Bedroom Two

9' 4" MAX x 12' 1" MAX (2.84m MAX x 3.68m MAX)

Window to front aspect, radiator.

Bathroom

Window to side aspect, low level wc, wash hand basin, heated towel rail, extractor fan, shaver point, bath with shower over.

Outside

Front Garden

Off-street driveway parking.

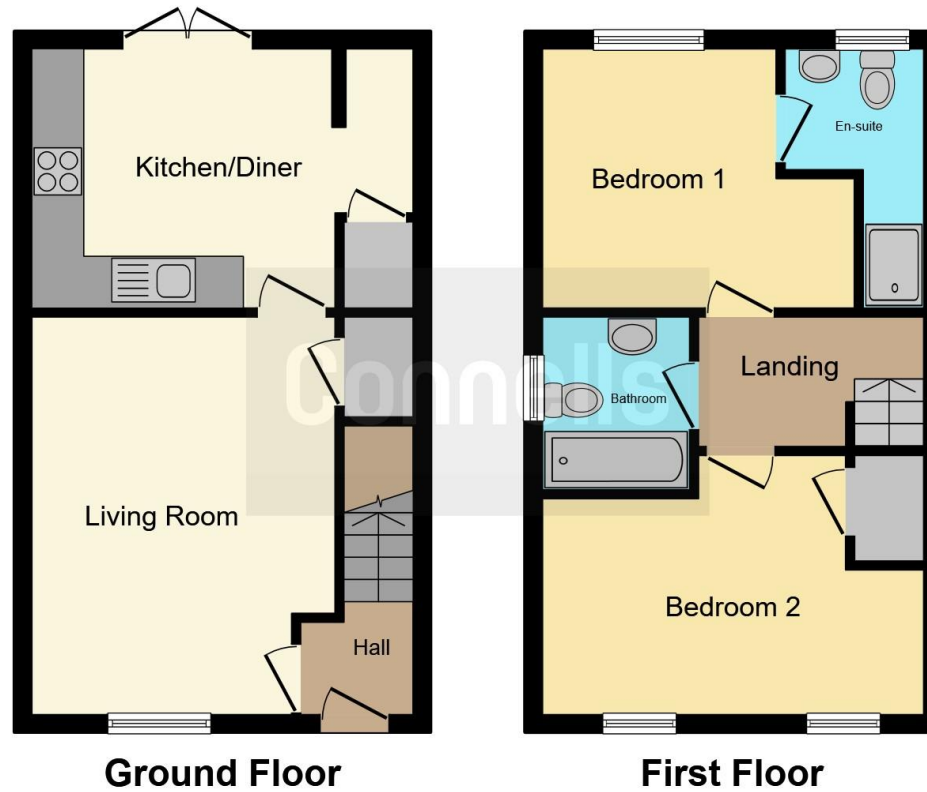
Rear Garden

South facing garden which is mainly laid to lawn with patio areas, outside tap.









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.focalagent.com

To view this property please contact Connells on

T 01296 395710
E fairfordleys@connells.co.uk

6 Hampden Square
 AYLESBURY HP19 7HT

EPC Rating: B Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304576



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