



Connells

Birch Court
Aylesbury



Property Description

Set within a quiet cul-de-sac in the popular HP21 area, this three-bedroom semi-detached home offers excellent potential for buyers looking to modernise and make a property their own. The layout includes a traditional living space, kitchen, three bedrooms and family bathroom, with scope throughout for updating

A standout feature is the garage and large carport, providing superb off-road parking. The plot also offers strong extension potential (STPP), making this an ideal choice for families wanting additional space in the future.

The property is conveniently located close to well-rated schools, local amenities, bus routes and Aylesbury town centre, making it a practical and appealing option for a wide range of buyers.

Entrance Hall

Door to front aspect, stairs to first floor landing, under-stairs storage, radiator.

Living Room

Window to front aspect, television point, telephone point, radiator, feature fire place.

Dining Room

Window to rear aspect, patio doors to rear garden, radiator.

Kitchen

Comprised of wall and base units and work surfaces to complement, window to rear aspect, sink with drainer, space for fridge/freezer, plumbing for washing machine, cooker point, door to covered storage area.

First Floor Landing

Stairs from entrance hall, window to side aspect.

Bedroom One

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

Bedroom Two

Window to rear aspect, built in storage, radiator.

Bedroom Three

Window to front aspect, radiator.

Bathroom

Window to rear aspect, bath with mixer taps

and shower attachment, WC, wash hand basin.

Outside

Covered Storage

Door to rear garden, door to front garden.

Storage

Window to side aspect, lighting and electrics.

Rear Garden

Patio area, mainly laid lawn.

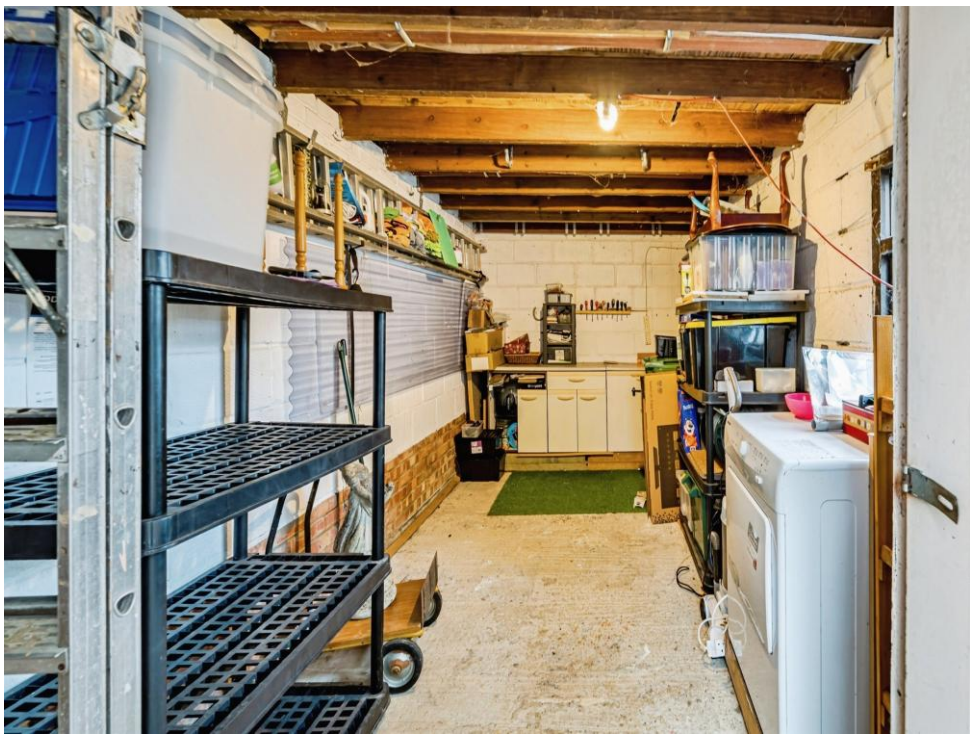
Front Garden

Landscaped front garden, driveway parking, access to covered storage.

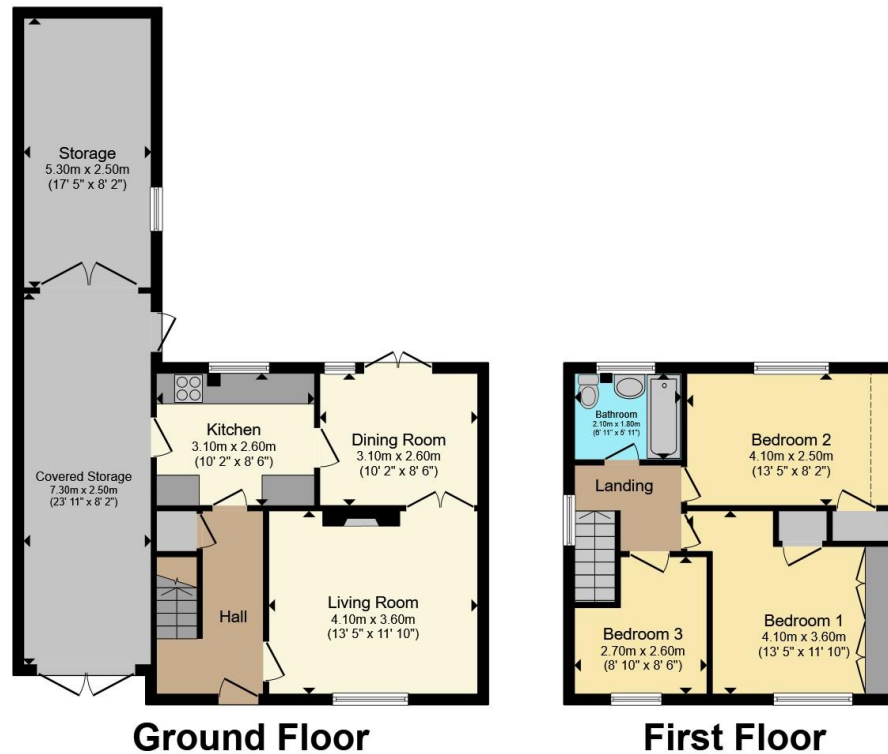
Agents Note

This property is built by non standard construction type (Steel framed)









Total floor area 111.7 m² (1,202 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



To view this property please contact Connells on

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/ALS311596



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALS311596 - 0007