

Connells

The Comfrey
Aylesbury

The Comfrey
Aylesbury HP19 0FL

for sale offers in excess of
£375,000







Property Description

A three-bedroom end-of-terrace home set within the highly sought-after Watermead development, offering versatile living space, an enclosed rear garden, driveway parking and a garage.

The property features a conservatory, a utility room with a downstairs shower room, and a modern kitchen, making it an appealing choice for families and buyers seeking practical, well-arranged accommodation.

The entrance hall includes useful under-stairs storage and leads to the front-aspect utility room, which provides space for a washing machine and dryer, along with access to the downstairs shower room comprising a WC and wash hand basin.

The kitchen offers a modern feel with a range of wall and base units, space for dining, and direct access to the rear garden via the back door. From the kitchen, you enter the bright and airy lounge, which flows seamlessly into the conservatory, a lovely additional living space with French doors opening onto the garden.

To the first floor, there are three well-proportioned bedrooms, two of which benefit from built-in wardrobes. All rooms are served by the family bathroom, fitted with a bath and overhead shower, WC and wash hand basin.

Externally, the rear garden is fully enclosed and low-maintenance, with a shed positioned at the back. The property also enjoys driveway parking and a garage, adding further convenience.

Entrance Hall

Door to front

Cloakroom

WC
Wash hand basin
Extractor fan
Shower cubicle
Towel radiator

Lounge

Window to rear
TV Point
Laminate flooring

Kitchen

Tiled floor
Window to front
Sink/drainer

Door to rear
Dining space
Part tiling
Wall and base units
Electric oven

Utility Room

Window to front
Sink/drainer
Tiled floor
Wall and base units
Space for washing machine and dryer
Boiler cupboard

Conservatory

French doors to rear
Laminate floor

Bedroom One

Window to front and rear
Carpet underfoot

Bedroom Two

Two windows to rear
Built in wardrobes
Carpet underfoot

Bedroom Three

Two windows to front
Cupboard
Carpet underfoot

Bathroom

Window to side
Bath with shower head
Part tiled
Heated towel radiator
WC
Wash hand basin

Rear Garden

Patio with raised lawn
Shed
Fence to border
Side access to drive

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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











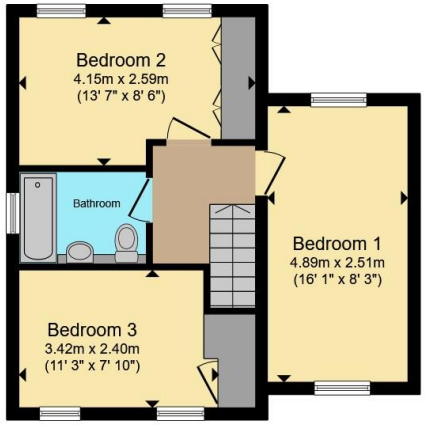








Ground Floor



First Floor

Total floor area 100.6 m² (1,083 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

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

2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/ALS312437

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.