Connells

Bradenham Walk
Aylesbury

Bradenham Walk
Aylesbury HP21 9DZ

for sale offers over
£440,000

Property Description

** NO UPPER CHAIN ** This spacious four-bedroom detached family home presents an exciting opportunity for buyers seeking a property they can modernise and personalise to their own taste. Situated in a sought-after residential location on the south side of Aylesbury, the property benefits from generous living accommodation, an impressive rear garden, and excellent potential to extend (STPP).

The ground floor comprises a welcoming entrance hall, a convenient downstairs WC, two versatile reception rooms, and a fitted kitchen. Upstairs, the property boasts four well-proportioned bedrooms, providing ample accommodation for growing families, together with a family bathroom.

Externally, the home benefits from off-street driveway parking, a garage, and an expansive rear garden offering a wonderful space for children to play, outdoor entertaining.

The property offers convenient access to a range of local amenities including supermarkets, shops, healthcare facilities, leisure centres and parks as well as being within catchments and proximity to several well-regarded primary and secondary schools.

The location offers excellent transport links, with Stoke Mandeville railway station nearby providing services into London Marylebone, while Aylesbury town centre and railway station are also easily accessible as well as the A41, A418 and M40, providing routes towards London, Oxford, Milton Keynes and the wider Buckinghamshire area.

Viewing is HIGHLY recommended.

Agents Note:

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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

Entrance Hall

Dining Room

Window to front aspect.

Cloakroom

Window to side aspect.

Living Room

Window to front aspect, patio doors to rear garden.

Kitchen

Window to rear aspect, door to rear garden.

First Floor Landing

Bedroom One

Window to front aspect.

Bedroom Two

Window to front aspect.

Bedroom Three

Window to rear aspect.

Bedroom Four

Window to rear aspect.

Bathroom

Window to rear aspect.

Outside

Front Garden

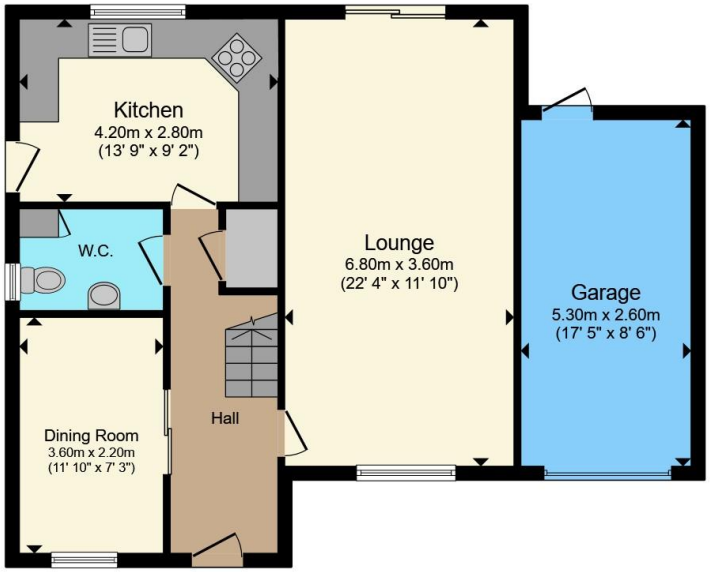
Driveway parking & garage access.

Garage

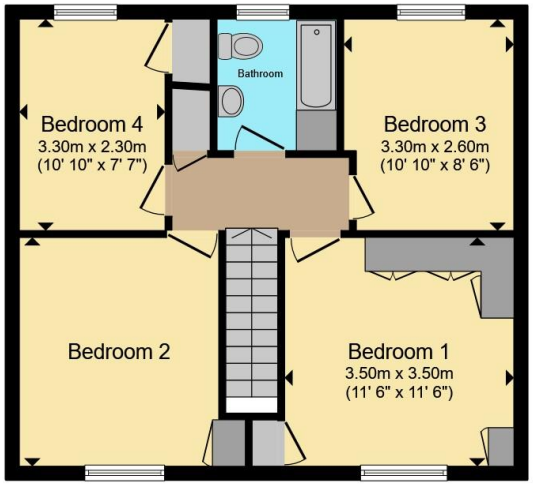
Up and over door, door to rear garden.

Rear Garden

Mature rear garden, patio area, side access, laid lawn, shrubberies and trees.



Ground Floor



First Floor

Total floor area 122.7 m² (1,321 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 395710
E fairfordleys@connells.co.uk

6 Hampden Square
AYLESBURY HP19 7HT

EPC Rating: D

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304798

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.