



Connells

Abbey Road
Aylesbury



Property Description

Connells are delighted to present this charming converted 1930s two-bedroom ground floor maisonette, ideally positioned within easy reach of Aylesbury town centre.

This characterful home offers well-proportioned accommodation throughout, beginning with a fitted kitchen complete with a range of base and eye-level units, along with ample space for white goods and appliances. The kitchen opens seamlessly into the living room, creating a sociable and practical layout. The property features two generous double bedrooms, both served by a family-sized bathroom fitted with a panel bath, WC and low-level wash basin.

Externally, the home boasts a private enclosed rear garden, perfect for outdoor relaxation, as well as a dedicated parking space accessed via a side service road. This maisonette combines convenience, character and outdoor space, making it an excellent opportunity for a variety of buyers.

Abbey Road is situated a short walk from Sainsburys and a little over a mile's walk from Aylesbury's mainline train station, connecting with London Marylebone in under an hour. Schooling is available near by at Hayden Abbey Junior and Infant School, and St Michaels Catholic for Secondary (both rated Good by Ofsted). Just over a mile from the Town Centre offering a full range of shopping and leisure and a selection of restaurants.

Lounge

12' 8" x 8' 2" (3.86m x 2.49m)

Door to front

Window to front

Wood effect flooring

Opens to kitchen area

Kitchen

8' 2" x 8' 2" (2.49m x 2.49m)

Window to rear

Units at base and eye level, laminate work surfaces

Space for oven, fridge and freezer, and washing machine

Opens into lounge space.

Bathroom

Panel bath

Low level WC

Wash hand basin.

Bedroom One

12' 4" x 10' 8" (3.76m x 3.25m)

Bedroom Two

10' 6" x 6' 7" (3.20m x 2.01m)

Rear Garden

Mainly laid to lawn.

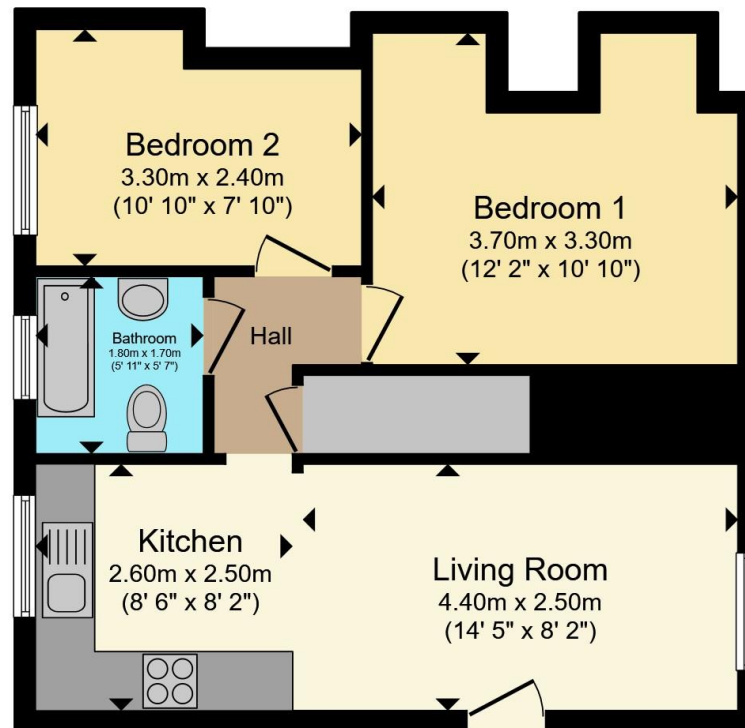
Parking

Parking to the rear accessed via driveway to side









Total floor area 46.8 m² (504 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

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2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: D Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312720

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.



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