



**Connells**

Cavendish Way  
Aylesbury





### Property Description

Connells are delighted to bring this well-presented detached house to the market that is situated within walking distance to the centre of Fairford Leys. The property has been redecorated with new flooring throughout and comprises of two reception rooms, a well-maintained fitted kitchen, three well-proportioned bedrooms and a family bathroom suite. The property benefits from an en-suite to the master bedroom, an additional downstairs cloakroom, wooden shutters throughout the property, a landscaped rear garden, a single garage with parking to the front as well as holding the potential to extend (STPP).

An ideal family home, the property is conveniently located with access to Fairford Leys centre with it's array of shops, amenities and restaurants. There is also excellent local schooling, doctors surgery and a gym all close by.

An internal viewing is highly recommended, contact Connells today,

### Entrance Hall

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

### Cloakroom

Window to front and side aspect, WC, wash hand basin, radiator.

### Living Room

13' 5" MAX x 11' 2" MAX ( 4.09m MAX x 3.40m MAX )

Bay window to rear aspect, television point, telephone point, radiator, door to rear garden.

### Dining Room

9' 6" x 8' 2" ( 2.90m x 2.49m )

Window to front aspect, radiator, storage cupboard.

### Kitchen

9' 6" x 7' 7" ( 2.90m x 2.31m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer, door to rear garden.

### First Floor Landing

Stairs from entrance hall, window to front aspect, storage cupboard.

### Bedroom One

9' 10" MAX x 9' 6" ( 3.00m MAX x 2.90m )

Window to rear aspect, built in wardrobes, radiator, door to en-suite.

### En-Suite

Window to rear aspect, WC, wash hand basin, shower cubicle, radiator.

## Bedroom Two

11' 6" MAX x 9' 10" MAX ( 3.51m MAX x 3.00m MAX )

Window to rear aspect, radiator.

## Bedroom Three

7' 7" MAX x 7' 3" MAX ( 2.31m MAX x 2.21m MAX )

Window to front aspect, radiator.

## Bathroom

Window to front aspect, bath with mixer taps and shower attachment, WC, wash hand basin, radiator.

## Outside

### Front Garden

### Rear Garden

Patio area, astro turf area, side access to garage and parking.

## Garage & Parking

Up and over door.



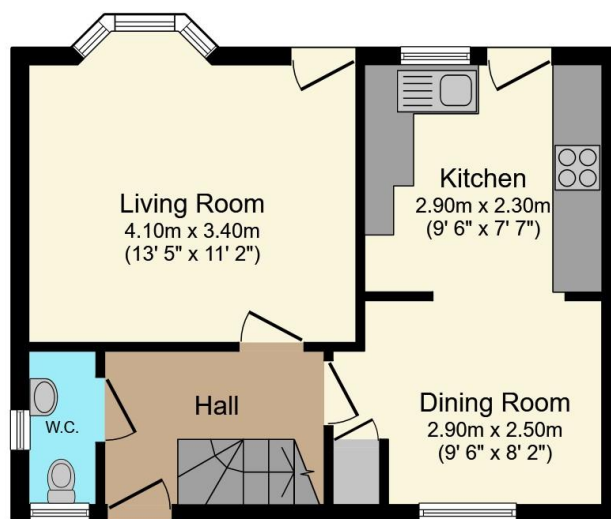




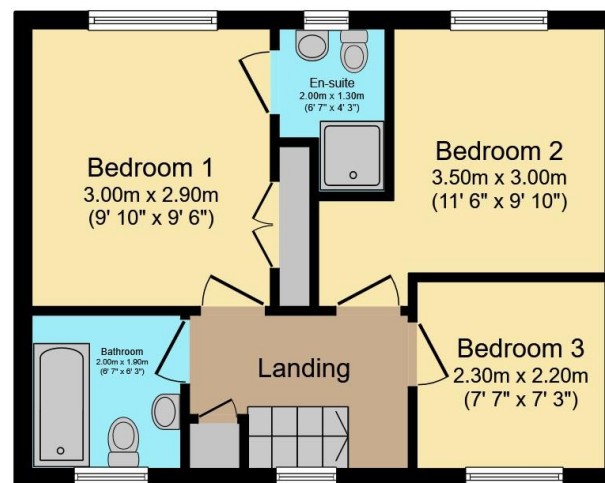








**Ground Floor**



**First Floor**

Total floor area 75.8 m<sup>2</sup> (816 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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6 Hampden Square  
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EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304366](http://connells.co.uk/Property/LEY304366)**



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