



**Connells**

Wedgewood Street  
Aylesbury



## Property Description

Connells Estate Agents are delighted to present this exceptional coach house, ideally situated in the highly sought-after Fairford Leys Village. This immaculately presented throughout property offers stylish and contemporary living, perfect for first-time buyers, professionals, or investors alike. The home boasts a sizeable reception/dining room, a modern fitted kitchen is well-appointed with a range of quality units and work surfaces, one generous double bedroom with built-in wardrobes, alongside a contemporary shower room suite and benefits from smart lighting throughout.

Externally, the property continues to impress with the advantage of a single garage & off-street parking.

The property is within proximity to a range of local amenities including shops, cafés, restaurants, a gym and picturesque surroundings with nearby countryside walks. For commuters, the property enjoys close proximity to the train station, with Aylesbury's mainline services providing direct links into London Marylebone.

Viewing is highly recommended.

For more information or to arrange a viewing, please contact Connells today.

## Entrance Hall

Door to front aspect, stairs with LED lighting to first floor, loft access, radiator.

## Living / Dining Room

Windows to front aspect, window to rear aspect, television point, telephone point, radiators.

## Kitchen

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

## Bedroom One

Window to front aspect, built in wardrobe with LED lighting, rails and draws, storage cupboard, radiator, door to shower room.

## Shower Room

Window to rear aspect, walk in shower cubicle, WC, vanity wash hand basin, heated towel rail.

## Outside

## Garage

Single garage with up and over door, window to rear aspect, under-stairs storage cupboard.

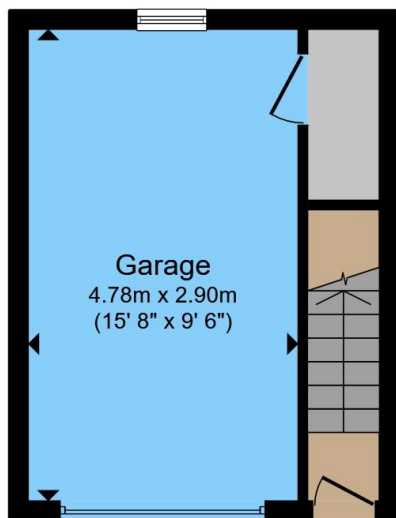
## Parking

Off street parking bay to front of garage.

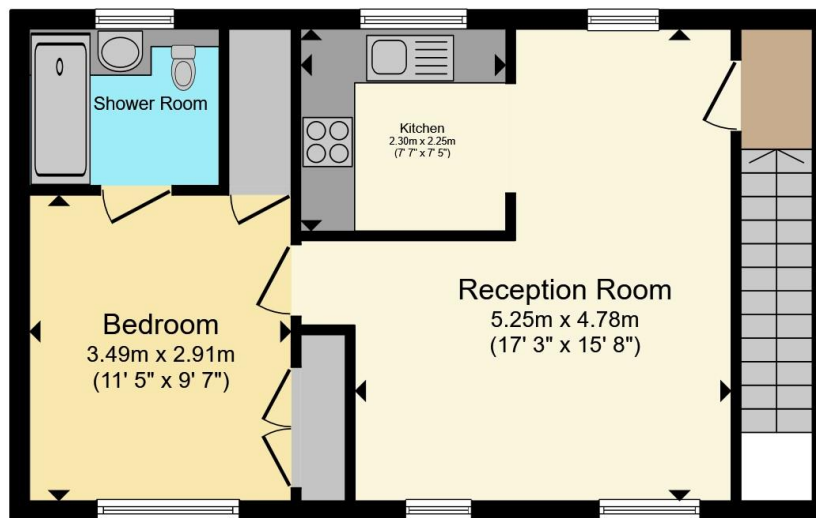








**Ground Floor**



**First Floor**

Total floor area 66.1 m<sup>2</sup> (711 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)



To view this property please contact Connells on

**T 01296 395710**  
**E [fairfordleys@connells.co.uk](mailto:fairfordleys@connells.co.uk)**

6 Hampden Square  
 AYLESBURY HP19 7HT

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304725](http://connells.co.uk/Property/LEY304725)**



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