



**Connells**

Elmwood Close  
Oakley Aylesbury



## Property Description

This beautifully presented three-bedroom semi-detached home has been well looked after. With no onward chain, it represents an ideal opportunity for families and people looking to upsize.

The ground floor welcomes you with a warm and inviting atmosphere, featuring a spacious open plan living space with natural light from both the front and rear, and direct access to the garden. A partial garage conversion is a wonderful addition to this property for use as office/playroom. Upstairs you will find three bedrooms with ensuite to master and family bathroom.

Externally the property has a good-sized garden, patio area and shed, to the front of the property parking for 2 cars.

Combining space, style, and a desirable setting, this is a standout home, presented in excellent order throughout, is ready to be enjoyed from day one.

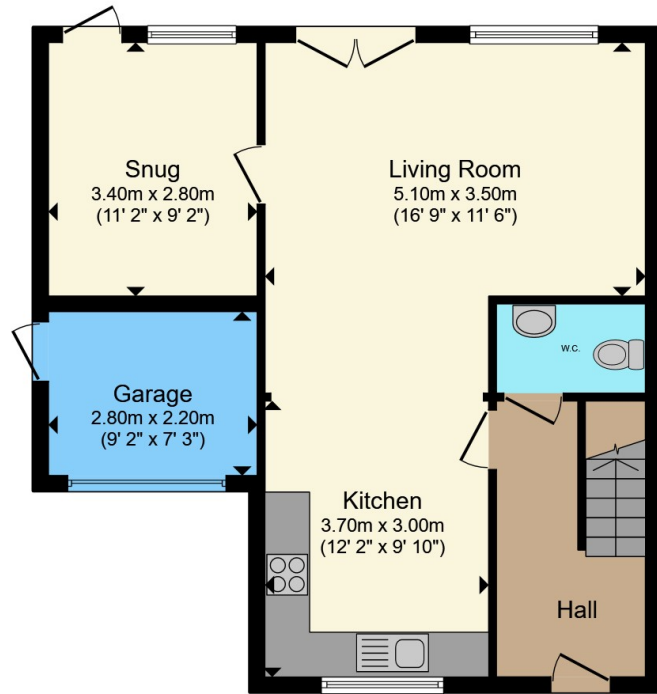




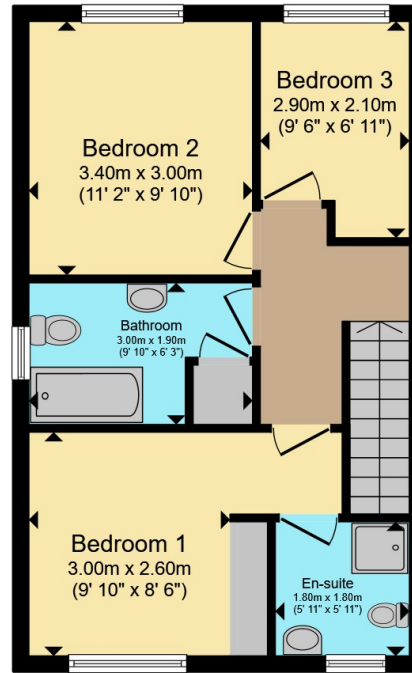
## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.





**Ground Floor**



**First Floor**

Total floor area 103.5 m<sup>2</sup> (1,114 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

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103 High Street  
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EPC Rating: C Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/THM307302](http://connells.co.uk/Property/THM307302)**

Tenure: Freehold



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.

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Property Ref: THM307302 - 0004