



Connells

Rowland Way
Aylesbury



Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring this well-presented semi-detached family home to market that is situated on the ever-popular Hartwell development within walking distance to town centre, railway station and the Sir Henry Floyd Grammar School. The property comprises of a spacious reception/dining room, a well-appointed fitted kitchen, three well-proportioned bedrooms and a family shower room suite. Benefiting from a well-maintained landscaped rear garden, off-street parking to the front of the property, a garage as well as holding the potential to extend (STPP).

Internal viewing of this property is highly recommended.

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

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.

Entrance Porch

Door to front aspect, window to side aspect, door to reception room.

Living/ Dining Room

Windows to front aspect, patio doors to rear

aspect, feature fire place, television point, telephone point, radiator.

Kitchen

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

First Floor Landing

Stairs from living room, window to side aspect.

Bedroom One

Window to front aspect, radiator.

Bedroom Two

Window to rear aspect, fitted wardrobes and airing cupboard, radiator.

Bedroom Three

Window to front aspect, fitted wardrobes, radiator.

Shower Room

Windows to rear and side aspect, walk in shower cubicle, WC, vanity wash hand basin.

Outside

Front Garden

Block paved driveway, side access, garage access.

Garage

Up and over door, door to side aspect.

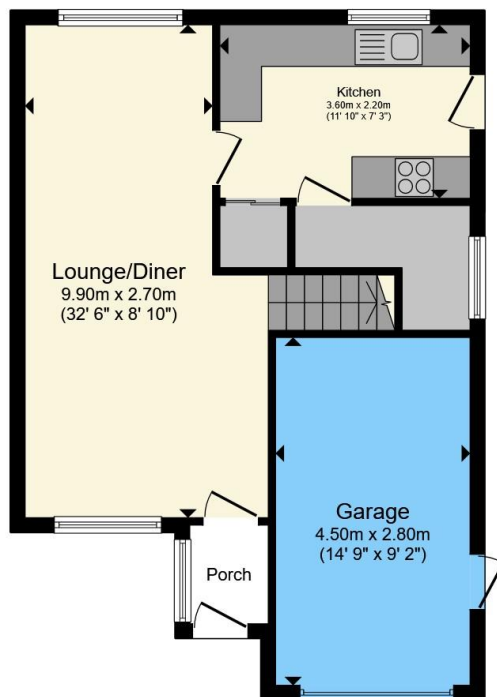
Rear Garden

Paved patio area, artificial lawn, flower beds, storage shed.

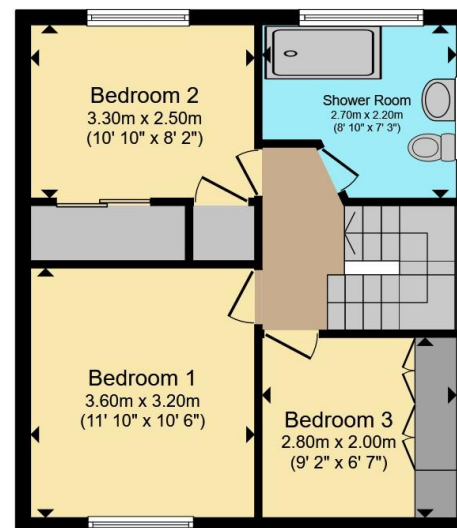








Ground Floor



First Floor

Total floor area 95.7 m² (1,030 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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6 Hampden Square
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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304823



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