



Connells

Arcott Way
Aylesbury



Property Description

**** OPEN DAY 1ST AUGUST @11:00-14:00**

**** Connells** are pleased to bring this well-presented mid-terraced family home to the market that is situated in the desirable Aylesbury West area. The property has been redecorated throughout including flooring and wooden window shutters and offers a sizeable reception room, modern fitted kitchen, three well-proportioned bedrooms, and a contemporary four-piece family bathroom suite. Benefits include a downstairs cloakroom, air conditioning throughout the property, along with an easily maintainable rear garden, a garage, and off-street parking spaces.

Ideally located in the well-connected Coldharbour parish, the property is close to St Mary's CE School, Aylesbury UTC, Fairford Leys Surgery, and The Royal Buckinghamshire Hospital (1.3 miles). The neighbourhood benefits good amenities including nearby convenience stores, and excellent transport links with Aylesbury Vale Parkway Station around 1.1 miles away, making it an ideal choice for families seeking both space and convenience.

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

Entrance Hall

Front door, radiator, stairs to first floor landing.

Cloakroom

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

Kitchen

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

Living Room

Window to rear aspect, television point, television point, under-stairs storage, patio doors to rear garden, radiator, AC unit.

First Floor Landing

Stairs from entrance hall, loft access, radiator, airing cupboard.

Bedroom One

Windows to front aspect, fitted wardrobe, radiator, AC unit.

Bedroom Two

Window to rear aspect, radiator, AC unit.

Bedroom Three

Window to rear aspect, radiator, AC unit.

Bathroom

Bath with mixer taps and shower attachment, WC, vanity wash hand basin, shower cubicle, heated towel rail.

Outside

Rear Garden

Block paved patio area, artificial lawn area, rear access, shed with electrics.

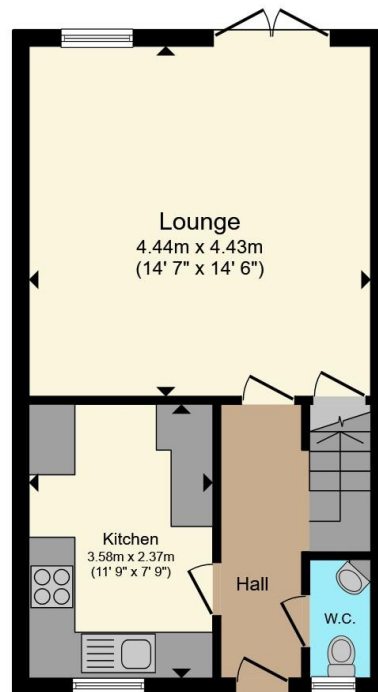
Garage

Up and over door with parking space in front.

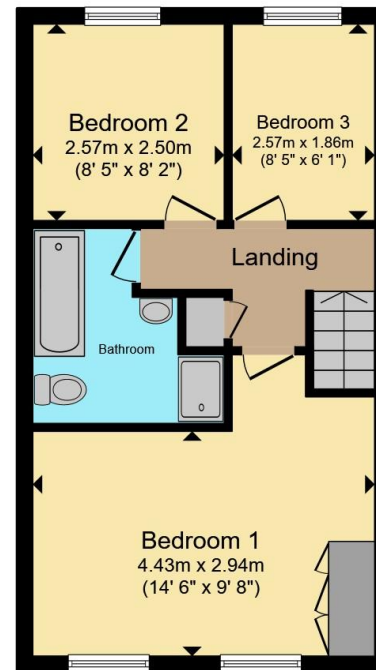








Ground Floor



First Floor

Total floor area 73.7 m² (793 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



To view this property please contact Connells on

T 01296 395710
E fairfordleys@connells.co.uk

6 Hampden Square
 AYLESBURY HP19 7HT

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304873



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LEY304873 - 0005