



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 comprises of a sizeable reception room, a modern fitted kitchen, additional sun room, three well-proportioned bedrooms and a four-piece family bathroom suite. The property benefits from an additional downstairs cloakroom, a landscaped rear garden, a single garage with parking for two cars 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 its 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,

Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-

money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Cloakroom

Living Room

Sun Room

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Front Garden

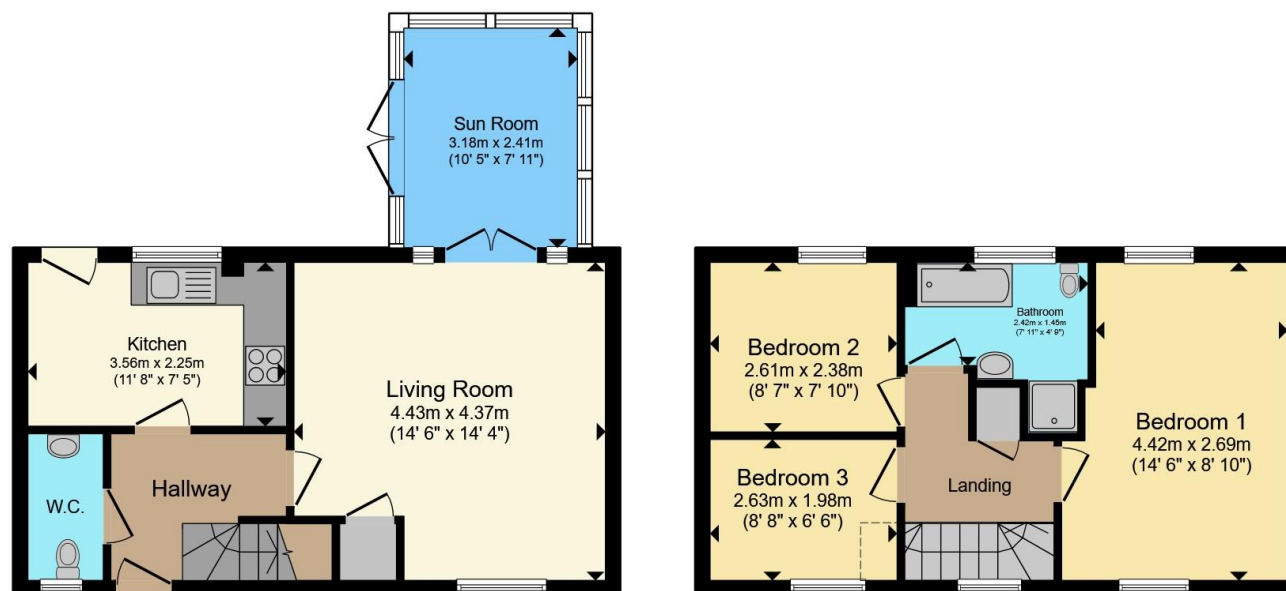
Rear Garden

Garage & Parking









Ground Floor

First Floor

Total floor area 80.0 m² (861 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

T 01296 395710
E fairfordleys@connells.co.uk

6 Hampden Square
 AYLESBURY HP19 7HT

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304898



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.

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