





Property Description

Connells proudly present this immaculate and spacious link-detached town house that is situated close to the village centre and local amenities. This beautiful home consists of three floors and comprises of a sizeable reception room with bi-folding doors to the rear garden, a bespoke kitchen/dining room, four well-proportioned bedrooms and a family bathroom. The property benefits from a separate utility room, an en-suite to the master bedroom, a downstairs WC, gated off-street parking to rear of property and a landscaped rear garden.

An ideal family home, there are a range of shops and amenities, church, community centre, hairdressers and doctors' surgery to name a few as well as beautiful walks/cycle paths through the surrounding countryside. The property is also within catchments to several schools including St Mary's Church of England School and Sir Henry Floyd Grammar School.

Viewing is highly recommended.

For more information or to arrange a viewing, please contact Connells today on 01296 395710.

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

Door to front aspect, stairs to first floor

landing, radiator.

Cloakroom

WC, wash hand basin, radiator.

Utility Room

Wall and base units with work surfaces and tiling to complement, sink with drainer, plumbing for washing machine, space for under-counter fridge, door to rear garden, radiator.

Bedroom Four / Study

Window to front aspect, radiator.

Living room

Window to front aspect, television point, telephone point, radiator, patio doors to rear garden.

First Floor Landing

Window to rear aspect, storage cupboard, radiator, stairs to second floor landing.

Lounge / Diner / Bedroom Three

Window to front and rear aspect, television point, telephone point, radiator.

Kitchen / Breakfast Room

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

Second Floor Landing

Stairs from first floor landing, window to front aspect, loft access.

Bedroom One

Window to rear aspect, fitted wardrobe, radiator.

En-Suite

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

Bedroom Two

Window to rear aspect, radiator.

Bathroom

Window to front aspect, bath with mixer taps and overhead shower, vanity wash hand basin, WC, radiator.

Outside

Front Garden

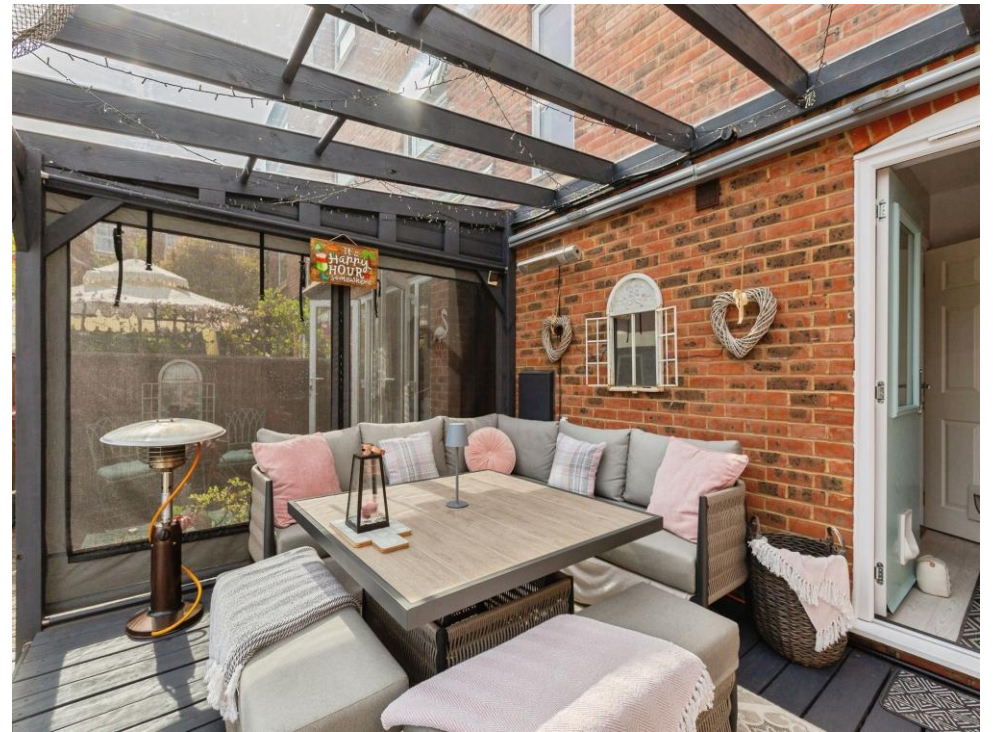
Rear Garden

Garden room, decking area, shed, rear access.

Parking

Gated off-street parking to rear of property.

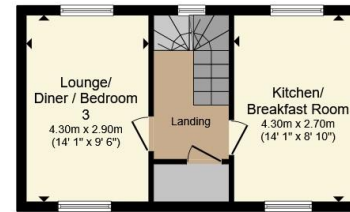




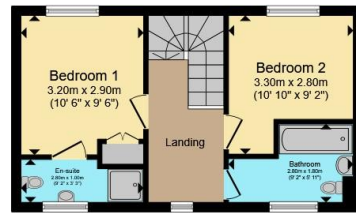




Ground Floor



First Floor



Second Floor

Total floor area 95.5 m² (1,028 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: D

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304793



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: LEY304793 - 0005