



Connells

Russell Avenue
Aylesbury



Property Description

Connells Estate Agents are delighted to present this substantially extended semi-detached family home, ideally tucked away within a sought-after cul-de-sac location in Aylesbury. Offering generous and flexible accommodation throughout, you are welcomed by a spacious hallway leading to three versatile reception rooms, a modern integrated kitchen, along with an additional study/ bedroom and shower room.

Upstairs, the property boasts five well-proportioned bedrooms, a family bathroom, and two en-suite facilities, offering both convenience and privacy. Externally, the home continues to impress with an expansive rear garden, to the front, there is driveway parking, providing off-road space for multiple vehicles along with a detached garage, complemented with a utility area for added practicality.

The property is conveniently located close to Aylesbury town centre, offering a variety of shops, restaurants, and leisure facilities, as well as well-regarded local schools. It also benefits from excellent transport links, with Aylesbury station providing direct routes to London Marylebone, easy access to the A41, and nearby parks and green spaces.

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 Porch

Entrance Hall

Study / Bedroom 6

Reception Room

Kitchen Area

Second Reception Area

Third Reception Room

Shower Room

Utility Cupboard

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

En-Suite

Bedroom Three

Bedroom Four

Bedroom Five

Bathroom

Outside

Front Garden

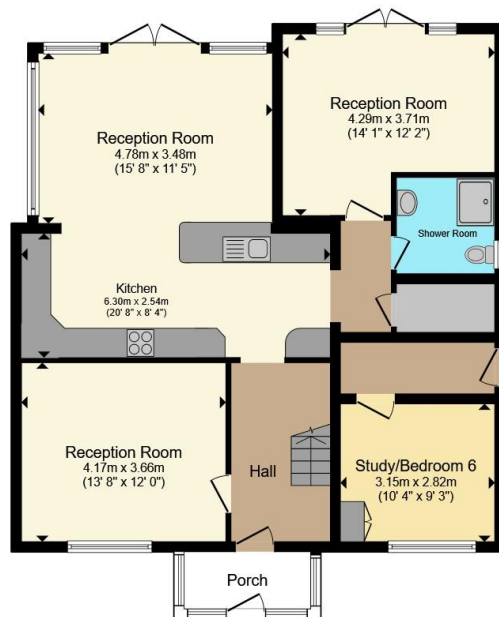
Rear Garden

Gargae / Utility Area





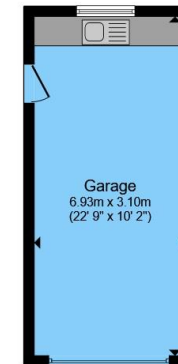




Ground Floor



First Floor



Garage

Total floor area 193.8 m² (2,086 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
 AYLESBURY HP19 7HT

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304818



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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