



Connells

Ayres Close
Aylesbury

Ayres Close Aylesbury HP21 8PJ

for sale offers in excess of
£575,000



Property Description

Connells are delighted to present this immaculately presented detached family home, ideally situated in a desirable cul-de-sac within a popular area of Aylesbury. Finished to a high standard throughout, the property offers spacious and well-balanced accommodation, making it an ideal family home.

The ground floor features two versatile reception rooms and a modern integrated kitchen/diner, creating a central hub for everyday living and entertaining. Upstairs comprises four double bedrooms with fitted wardrobes, alongside a family shower room, en-suite, and ground floor cloakroom.

Externally, the property benefits from driveway parking, a garage, and a landscaped rear garden, perfect for outdoor enjoyment.

Conveniently located within easy reach of Aylesbury town centre, the property enjoys access to a wide range of shops, supermarkets, cafés, restaurants, and leisure facilities, including the Waterside Theatre and retail parks. The area is also well-connected, with rail services to London Marylebone and excellent links to the A41, A413, and M40.

Families are well catered for with a selection of highly regarded local schools, including access to grammar schools within the Aylesbury area.

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.

Living Room

Bay window to front aspect, television point, telephone point, radiator.

Play Room

Sliding patio doors to rear garden, built in storage, radiator.

Kitchen / Dining Room

Fitted kitchen comprised of wall and base units with work surfaces and splash-backs to complement, window to side aspect, sink with mixer taps, integrated eye-level electric oven, gas hob with extractor fan, island, integrated washing machine, dishwasher and fridge/freezer, space for dining area, radiator, bi-folding doors to rear garden.

Cloakroom

WC, wash hand basin, extractor fan.

First Floor Landing

Stairs from entrance hall, loft access.

Bedroom One

Window to front aspect, built in wardrobes, radiator, door to en-suite.

En-Suite

Window to front aspect, shower cubicle, WC, vanity wash hand basin, heated towel rail.

Bedroom Two

Window to front aspect, fitted wardrobes, radiator.

Bedroom Three

Window to rear aspect, fitted wardrobes, radiator.

Bedroom Four

Window to rear aspect, fitted wardrobes, radiator.

Shower Room

Window to side aspect, shower cubicle, WC vanity wash hand basin, heated towel rail.

Outside

Front Garden

Driveway for several cars, garage access, side access.

Garage

Double doors into garage, lighting and electric points, door to inner lobby.

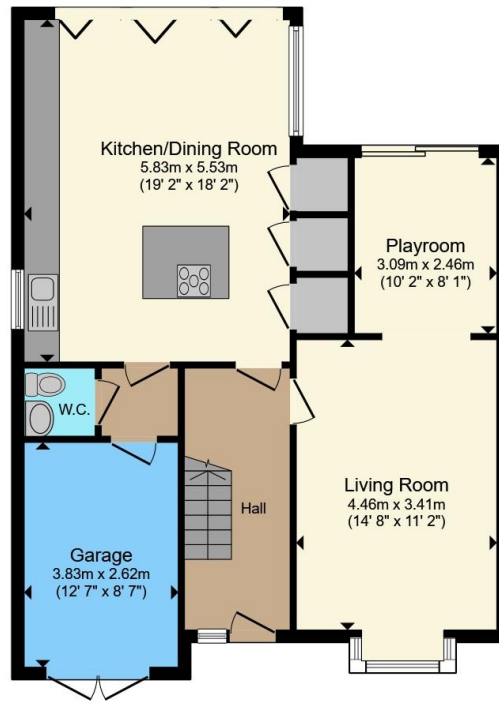
Rear Garden

Paved patio area with pergola, laid lawn, shed, side access, flowerbeds.

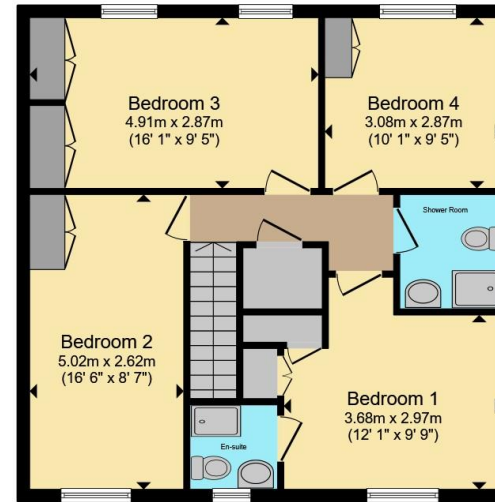








Ground Floor



First Floor

Total floor area 142.0 m² (1,529 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

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EPC Rating: C Council Tax
Band: E

Tenure: Freehold

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