

Connells

Brimmers Way
Aylesbury

Brimmers Way
Aylesbury HP19 7HR

for sale offers in excess of
£500,000







Property Description

Connells are delighted to bring this immaculately presented detached house to the market that is located within walking distance to the centre of Fairford Leys with its array of shops, amenities and restaurants. There is also excellent local schooling, a golf course and a gym all close by.

The property benefits from a single garage with parking space in the front as well as additional on street parking nearby.

The ground floor comprises of a kitchen/diner with separate utility room, living room, additional office room and cloakroom. Up the stairs are four well-proportioned bedrooms, an en-suite to the master bedroom and a family bathroom suite.

The rear garden offers rear access through the garage there is a level patio directly from the patio doors and the rest is mainly laid to lawn. A perfect space for outdoor dining and entertainment.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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

Agents Note:

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Entrance Hall

Living Room

Office Room

Kitchen / Diner

Utility Room

Cloakroom

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Outside

Rear Garden

Garage & Parking







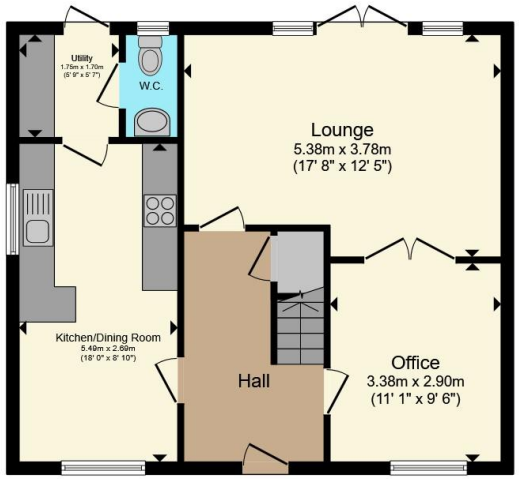




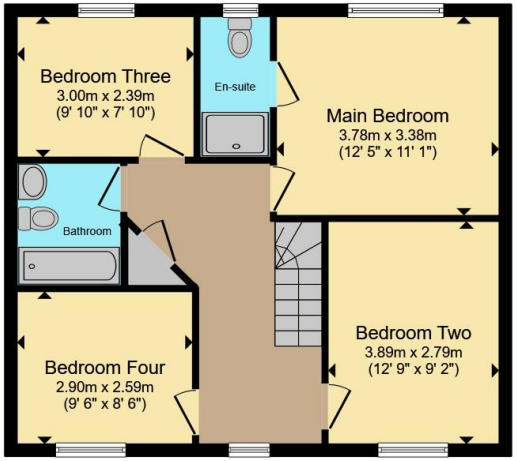




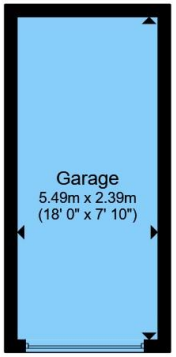




Ground Floor



First Floor



Garage

Total floor area 131.7 m² (1,418 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: E

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304887

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.