



Connells
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FOR SALE

Connells

Bernard Close
Cuddington Aylesbury



Property Description

**** NO UPPER CHAIN **** Connells are delighted to present this well presented mid terraced home, ideally positioned in the highly sought after village of Cuddington, a picturesque location known for its charming village character and excellent local amenities.

The property itself offers versatile and spacious accommodation throughout, with the current layout adapted to function as a three-/four bedroom home. The ground floor features two reception rooms, ideal for family living and entertaining, along with a modern integrated fitted kitchen. Upstairs, you will find two well proportioned double bedrooms, a modern family bathroom suite and additional loft room which offers fantastic potential for full conversion (STPP) providing an opportunity to significantly enhance the home's usable space. Externally, the property enjoys off street driveway parking and a large rear garden, perfect for outdoor relaxation, gardening or entertaining in the warmer months.

Located on a quiet residential street in a charming Buckinghamshire village, this home enjoys excellent connectivity with Haddenham & Thame Parkway Station approximately 1.6 miles away and multiple bus stops within a short walk. Families will appreciate superb local schooling, including Cuddington and Dinton CofE School, and the Outstanding Waddesdon Church of England School, both within catchments to the property.

Viewing is highly recommended.

Entrance Hall

Door to front aspect, window to front aspect, stairs to first floor landing.

Front Room

15' 9" x 10' 6" (4.80m x 3.20m)
Bay window to front aspect, radiator.

Living Room

16' 9" x 10' 6" (5.11m x 3.20m)
Stairs to first floor landing, under-stairs storage, storage cupboard, radiator.

Kitchen

15' 1" x 8' 6" (4.60m x 2.59m)
Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, two skylights, sink with drainer, space for range cooker with extractor hood, plumbing for washing machine and dishwasher, integrated fridge/freezer, French doors to rear garden.

First Floor Landing

Bedroom One

13' 5" MAX x 11' 6" MAX (4.09m MAX x 3.51m MAX)
Window to front aspect, two storage cupboards, radiator.

Bedroom Two

10' 6" MAX x 10' 2" MAX (3.20m MAX x 3.10m MAX)

Window to rear aspect, airing cupboard, radiator.

Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, heated towel rail, wash hand basin.

Loft Room

Converted loft room which is currently accessed via a steep stairwell, skylight to rear aspect, radiator, storage to eaves.

Outside

Front Garden

Driveway.

Rear Garden

Raised decking timber, shed with electrics.









Total floor area 108.4 m² (1,167 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

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6 Hampden Square
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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