



**Connells**

Kennet Close  
Aylesbury



## Property Description

Connells are delighted to bring this well-presented mid-terraced house to the market that is situated in a quiet cul de sac within the popular Hawkslade area of Aylesbury.

The property features a sizeable reception room, a well appointed fitted kitchen/diner, three well proportioned bedrooms, a family bathroom, and a downstairs cloakroom. Outside, there is a well maintained rear garden along with off street residential parking.

The location is ideal for families, with Ashmead Combined School & The Mandeville School within walking distance, and local healthcare including The Mandeville Practice and Stoke Mandeville Hospital close by. The area benefits from strong transport links within the High Wycombe & Aylesbury Travel to Work Area, plus selection of local amenities, including nearby shops, bus stops, and excellent everyday services.

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

Window to side aspect, WC, vanity wash hand basin, radiator.

## Living Room

Windows to front aspect, television point, telephone point, radiator.

## Kitchen / Diner

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

## First Floor Landing

Stairs from entrance hall, airing cupboard.

## Bedroom One

Window to rear aspect, radiator.

## Bedroom Two

Window to front aspect, radiator.

## Bedroom Three

## Entrance Porch

Front door, door to entrance hall.

## Entrance Hall

Stairs to first floor landing, storage cupboard, radiator.

## Cloakroom

Window to rear aspect, radiator.

## Bathroom

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

## Outside

### Front Garden

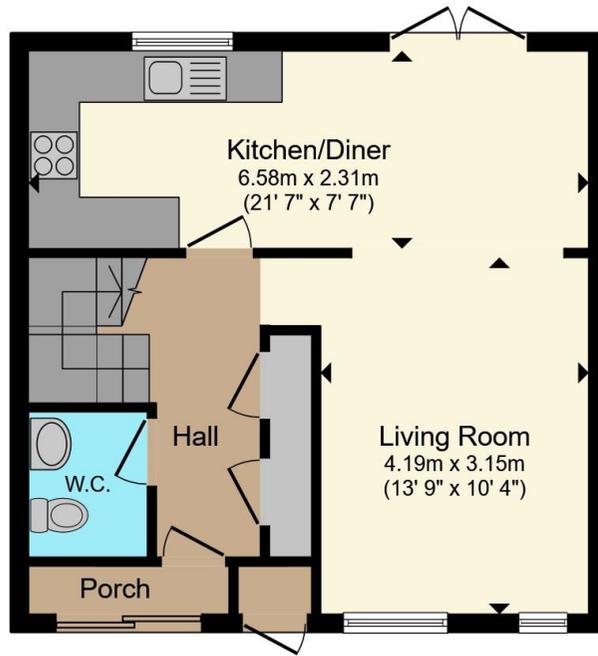
### Rear Garden

Laid lawn, fence enclosed.

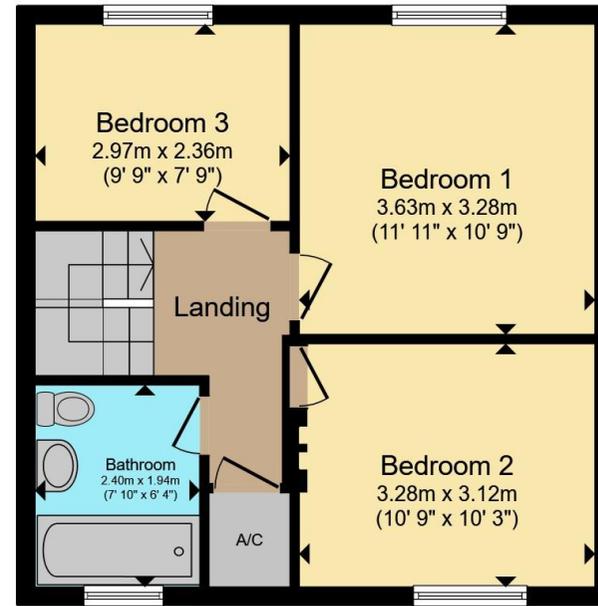








**Ground Floor**



**First Floor**

Total floor area 86.5 m<sup>2</sup> (931 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: C Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304722](http://connells.co.uk/Property/LEY304722)**



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