



**Connells**

Arcott Way  
Aylesbury



## Property Description

This attractive detached family home in the desirable Aylesbury West area offers a sizeable reception room, modern kitchen/diner, conservatory, four well-proportioned bedrooms, a family bathroom, two en-suites, and a cloakroom, along with a landscaped rear garden, garage, and two parking spaces. Ideally located in the well-connected Coldharbour parish, the property is close to St Mary's CE School, Aylesbury UTC, Fairford Leys Surgery, and The Royal Buckinghamshire Hospital (1.3 miles). The neighbourhood benefits good amenities including nearby convenience stores, and excellent transport links with Aylesbury Vale Parkway Station around 1.1 miles away, making it an ideal choice for families seeking both space and convenience.

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

## Entrance Hall

Door to front aspect, radiator, stairs to first floor landing, under-stairs storage.

## Cloakroom

WC, wash hand basin, radiator.

## Living Room

Window to front aspect, television point, telephone point, radiator, doors to

conservatory room.

## Conservatory

Windows rear and side aspect, radiator, door to rear garden.

## Kitchen / Diner

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

Dining area, with window to front aspect, radiator.

## First Floor Landing

Stairs from entrance hall, skylight, airing cupboard, radiator.

## Bedroom One

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

## En-Suite

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

## Bedroom Two

Window to rear aspect, radiator, door to shower room.

## Jack & Jill Shower Room

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

## Bedroom Three

Window to front aspect, radiator, door to shower room.

## Bedroom Four

Window to rear aspect, radiator.

## Bathroom

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

## Outside

### Front Garden

Access to garage & two parking spaces.

### Garage

Up and over door.

### Rear Garden









**Total floor area 153.4 m<sup>2</sup> (1,651 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: Council Tax  
 Awaited Band: E

**view this property online [connells.co.uk/Property/LEY304748](http://connells.co.uk/Property/LEY304748)**

Tenure: Freehold



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