Connells

Manor Road
Aylesbury

Manor Road
Aylesbury HP20 1JB

for sale
£550,000

Property Description

The property is entered via a welcoming entrance hall, leading to a range of well-appointed reception spaces. The dual-aspect living room is a standout feature, boasting a bespoke window seat, stylish shutter blinds, an attractive log burner, and French doors opening onto the rear garden. Across the hallway, the family room provides additional flexible living space and benefits from a decorative fireplace, shutter blinds, and windows to both the front and rear aspects.

The generous kitchen/diner offers plenty of room for family dining and entertaining, featuring a range of wall and base units, fitted dishwasher, washing machine, fridge/freezer, freezer, and large gas/electric range cooker with hood. Separate utility room with a skylight and patio door providing direct access to the garden. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property offers three bedrooms. The principal bedroom benefits from built-in wardrobes and private en-suite bathroom, while the remaining bedrooms are served by a modern family bathroom fitted with a bath and shower. Second bedroom benefits from fitted wardrobes.

Externally, the rear garden is a particular highlight, offering a combination of lawn and decking areas and large patio area. An impressive 18ft garden room with power and lighting could be used as a home office, gym, studio, or additional recreational space. To the front, a driveway provides off-road parking for multiple vehicles.

Agents Note

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

Entrance Hall

Tile underfoot
Radiator

Cloakroom

WC
Wash hand basin
Radiator

Lounge

Carpet underfoot
Window seating
Shutter blinds
Radiator
Log burner
French doors to rear garden
Bay window to front

Family Room

Wooden flooring
Radiator
Decorative fireplace
Window to rear and front
Shutter blinds

Kitchen/Diner

Wall and base units
Tiled flooring
Fitted dishwasher, washing machine, fridge/freezer, freezer, and large gas/electric range cooker with hood
Boiler - 3 years old

Utility Room

French doors to rear
Window to side
Skylight
Radiator
Tiled flooring

Landing

Radiator
Window to side
Carpet underfoot
Boarded loft with ladder

Bedroom One

Two windows to front
Carpet underfoot
Fitted wardrobes
Radiator

Ensuite

Tiled flooring
Shower
WC
Wash hand basin
Radiator

Bedroom Two

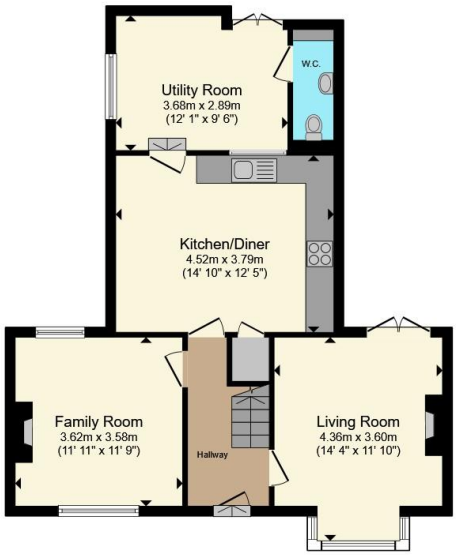
Carpet underfoot
Window to front
Radiator
Fireplace
Shutter blinds
Fitted wardrobe

Bedroom Three

Window to rear
Radiator
Carpet underfoot

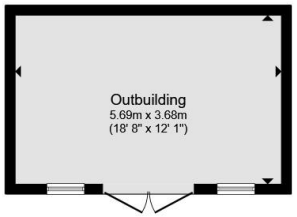
Bathroom

Tiling underfoot
Window to rear
Bath tub
Separate shower
WC
Wash hand basin
Radiator



Ground Floor

First Floor



Outbuilding

Total floor area 116.9 m² (1,258 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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2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: E

Council Tax
Band: E

Tenure: Freehold

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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.