

Connells

Coniston Green
Aylesbury

Coniston Green
Aylesbury HP20 2AJ

for sale
£340,000







Property Description

Situated in a convenient and well-connected location, this attractive three-bedroom end-terrace home offers generous accommodation, modern interiors and a sizeable rear garden, making it an ideal choice for families, first-time buyers or those looking to upsize.

The heart of the home is the bright and spacious living/dining room, providing ample space for both relaxing and entertaining, with French doors opening directly onto the rear garden and allowing plenty of natural light to flood the room. The modern fitted kitchen is positioned separately and features sleek high-gloss cabinetry, integrated appliances, extensive worktop space and a useful breakfast bar for informal dining.

Upstairs, the property offers three well-proportioned bedrooms, including two comfortable doubles. The third bedroom provides excellent flexibility and could be utilised as a nursery, guest room, study or home office to suit individual needs. Completing the first floor is a family bathroom featuring both a bath and separate shower enclosure.

Externally, the enclosed rear garden offers a fantastic outdoor space for families and entertaining alike. Predominantly laid to lawn, the garden also benefits from a patio seating area, mature planting and a timber storage shed. On-street parking is available nearby.

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











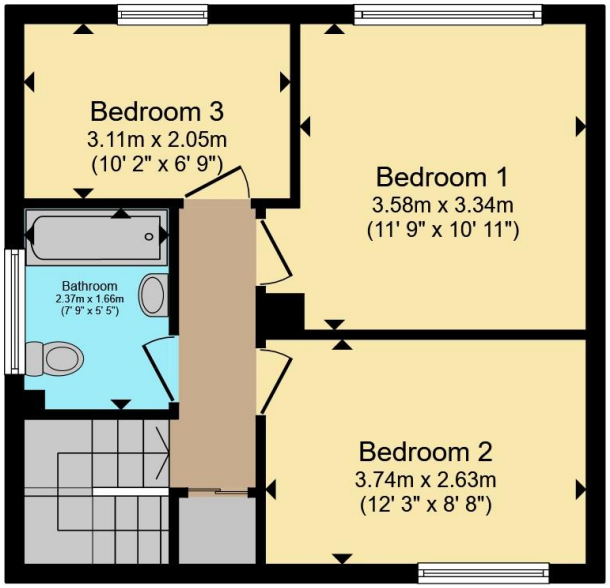








Ground Floor



First Floor

Total floor area 82.7 m² (890 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
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EPC Rating: D

Council Tax Band: C

Tenure: Freehold

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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.

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