



Connells

Lark Vale
Aylesbury



Property Description

The accommodation begins with an inviting entrance hall leading to the cloakroom and a generous front-aspect living room, featuring a bay window, electric fireplace and useful downstairs storage. The living room opens through to the dining room, creating an excellent space for both everyday living and entertaining. The modern kitchen is fitted with a range of contemporary wall and base units, an integrated fridge/freezer, electric hob and oven, along with space for both a washing machine and dishwasher. The adjoining sun room provides a bright additional reception space with access to both the side and rear of the property.

On the first floor, the principal bedroom benefits from fitted wardrobes and an en-suite shower room, while the second bedroom also enjoys its own en-suite facilities. Bedroom three is served by a well-appointed family bathroom, complete with a separate shower cubicle.

Externally, the property offers a private enclosed rear garden, predominantly laid with low-maintenance artificial lawn and enjoying side access. A door leads directly into the garage, which benefits from power, an electric up-and-over door and additional access to the garden. To the front, a driveway provides off-road parking and leads to the garage.

Agents Note

Please note that the AML fee covers 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 Porch

Door to front
Window to front
Laminate flooring

Cloakroom

Window to front
WC
Wash hand basin
Radiator
Laminate flooring

Lounge

Bay window to front
Fireplace
Radiator
Laminate flooring
Cupboard
Stairs to first floor

Dining Room

French doors to sun room
Radiator
Laminate flooring

Kitchen

- Wall and base units
- Part tiling
- Integrated electric hob and oven
- Tiled floor
- Sink/drainer
- Window to rear
- Space for freestanding dishwasher and washing machine
- Integrated fridge/freezer

Sun Room

- Door to side and rear

Landing

- Carpet underfoot
- Loft access
- Airing cupboard

Bedroom One

- Two windows to rear
- Carpet underfoot
- Radiator

Ensuite To Bedroom One

- Window to front
- Shower cubicle
- Radiator
- WC
- Wash hand basin

- Extractor fan
- Laminate flooring

Bedroom Two

- Window to rear
- Carpet underfoot
- Radiator

Ensuite To Bedroom Two

- Window to side
- WC
- Wash hand basin
- Extractor fan
- Laminate flooring

Bedroom Three

- Window to front
- Carpet underfoot

Bathroom

- Window to front
- Extractor fan
- Shower cubicle
- Fully tiled
- WC
- Wash hand basin

Rear Garden

- Astro turf
- Side acces
- Garage access

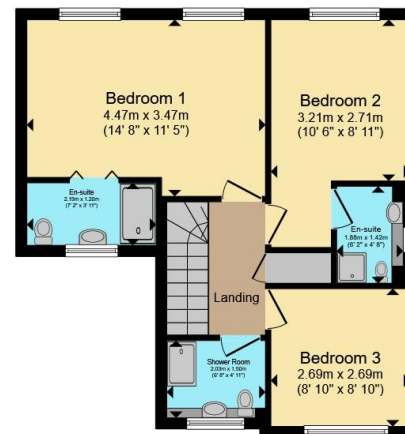








Ground Floor



First Floor

Total floor area 110.3 m² (1,187 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

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2 Temple Street
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EPC Rating: C Council Tax
Band: E

Tenure: Freehold

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Property Ref: ALS313203 - 0003