





£300,000

Situated on the sought-after modern development of Newton Leys and positioned in a cul-de-sac location is this two double bedroom semi-detached home. The property boasts a downstairs cloakroom, open plan lounge/kitchen/diner living accommodation, private rear garden and allocated parking. Further benefits include being within the Aylesbury Vale district council offering catchment to the Aylesbury Grammar schools.

Property Description

ENTRANCE

Frosted double glazed door to:

ENTRANCE HALL

Door to cloakroom and storage.

CLOAKROOM

Double glazed frosted window to front aspect. Low level WC, radiator, tiled splashback, tiled floors.

LOUNGE

Double glazed windows to side and rear aspects, double glazed door to garden. Radiator.

KITCHEN

Fitted with a range of wall-mounted and base units with work surface over, stainless steel sink, gas hob and oven with extractor fan, fridge freezer, tiled floors, stairs to first floor.

LANDING

Double glazed window to side aspect. Doors to bedrooms and bathroom, loft access.

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BATHROOM

Heated towel rail, low level WC, pedestal wash hand basin, tiled floor, part tiled walls, bath with shower attachment.

OUTSIDE

FRONT GARDEN

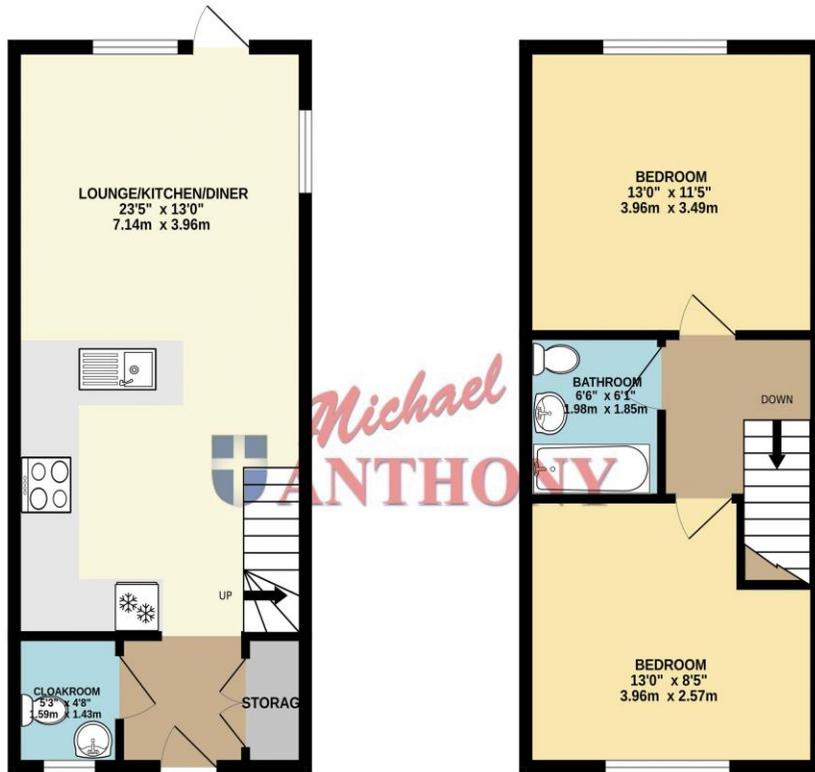
Mainly laid to lawn with gravel area, path to front door.

REAR GARDEN

Laid to artificial grass with patio area, side gated access, enclosed by wooden fence panelling, shed to remain, flower and shrub borders.

GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.

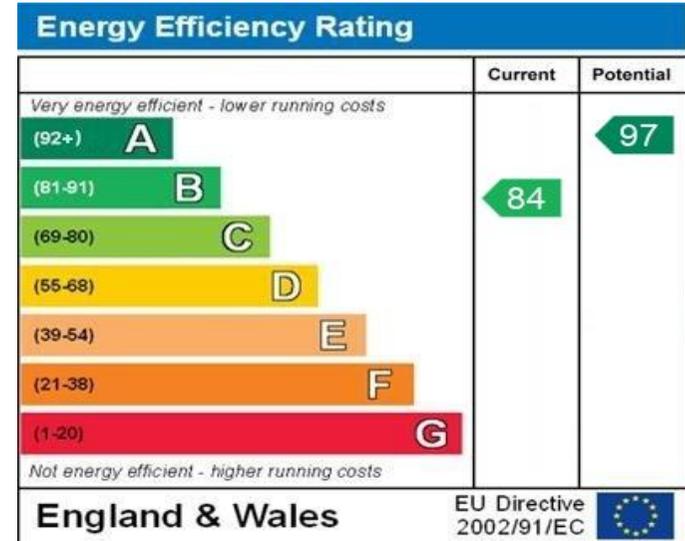
1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



Michael
ANTHONY

TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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