



# Layco

Your Property, Your Service



## Todd Close

### Aylesbury

- Gas to radiator central heating
- Modern kitchen
- Modern bathroom
- Parking for three cars
- Generous rear garden
- Cul-de-sac location

Price £295,000 Subject To Contract

24 Parton Road, Aylesbury, Buckinghamshire, HP20 1NG

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<https://www.laycoproperties.co.uk>



Layco Properties proudly presents this modern two bedroom home, presented to a high standard, situated in a quiet cul-de-sac in Aylesbury with off road parking for three cars and a larger than average rear garden. An internal viewing is highly recommended to appreciate this lovely home.

**Location:**

The Willows is a development on the West side of the town centre, far enough away for a quiet, peaceful setting but close enough to access all of the centre's amenities including the train station, shops and leisure facilities. The location lends itself well to vehicle access towards Thames/Oxford and linking up with the A41 towards Bicester. Primary & Junior Schools - Bearbrook & Secondary Schools - Mandeville & Aylesbury Grammar Schools

**Ground floor:**

On the ground floor is a spacious, light, double aspect lounge/dining room with windows to the rear and side aspects and door leading to the garden. The room is also an ideal space for someone needing to work from home! Stairs leading to the first floor with under stairs storage cupboard.

There is a modern kitchen fitted with a range of units, sink and drainer unit, integrated fridge/freezer, dishwasher, washing machine/dryer and oven with gas hob and extractor above. Cupboard housing the gas boiler and window to the front aspect.

**First floor:**

Upstairs there is a landing with window to the side aspect and airing cupboard. Loft access to boarded loft. Both bedrooms are double rooms with windows to the rear aspect and a recess for wardrobe space. The main bedroom is dual aspect and also provides a spacious storage cupboard.

There is a modern family bathroom fitted with a three piece suite comprising; WC, hand basin and bath with electric pumped mains shower above, window to the front aspect and fully tiled.

**Outside:**

To the front of the property is a driveway with off road parking for three cars. Side gate leading to the rear garden.

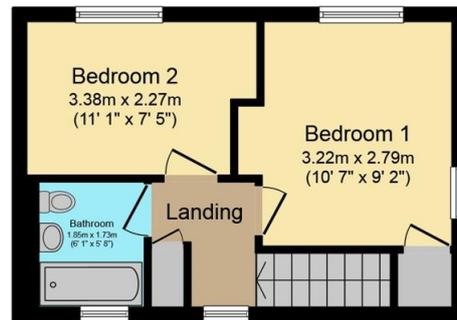
There is a private, West facing rear garden ideal for afternoon and evening sun that is laid with a patio and area of lawn and enclosed by fencing. The garden also expands to the side of the property where the patio continues round to an area suitable for a garden shed and bin store area. Additional side gate on to Roberts Way.

**General:**

Freehold, Buckinghamshire council, council tax band: C, EPC: C.



**Ground Floor**



**First Floor**

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