



Connells

Buckingham Road
Edgcott, Aylesbury



Property Description

This charming three-bedroom semi-detached family home is nestled in the idyllic rural village of Edgcott, offering a perfect blend of modern living and countryside serenity. The property features a thoughtfully designed layout, ideal for contemporary family life.

The heart of the home is the open feel to the kitchen, dining, or family area, which flows seamlessly, creating a versatile space for cooking, dining, and socializing. The kitchen is well-appointed with modern fixtures and ample storage.

A separate living room boasting a fireplace offers a cozy retreat, perfect for relaxation, and a dedicated study at the rear of the property benefits from a 'warm roof', making it an ideal workspace for remote working or quiet study.

Upstairs, there are three generously sized double bedrooms, each filled with natural light, and a well-appointed family bathroom that combines style and functionality. Additional convenience comes from the ground floor cloakroom.

The rear garden is beautifully landscaped, providing a peaceful space to unwind while enjoying picturesque countryside views. The front of the property features a block-paved driveway with multiple parking spaces, complemented by carefully designed landscaping to enhance the home's curb appeal.

This family home perfectly combines rural charm with modern convenience, offering a wonderful lifestyle in the tranquil village of Edgcott.

Entrance Hall

Original tiled floor, access to living room, dining area and stair access.

Living Room

Laminate flooring, fireplace and window to front of property.

Dining / Family Area

Carpet, window to front of property. Original fireplace can be reopened. Walk through access to kitchen and breakfast bar seating. Under stairs storage.

Kitchen

Tiled floor, open space / breakfast bar to dining area, wall and base units, built-in oven, microwave, and electric hob. Space for slimline dishwasher, washing machine and fridge. Window with rear garden views.

Study

Study with warm roof, window to rear garden, storage area incorporating boiler. Vinyl floor covering.

Ground Floor Cloakroom

Tiled floor, W.C., basin, window. Stopcock for outside tap.

Landing

Carpeted, access to all bedrooms and family bathroom, window to rear with countryside views. Loft access. Built-in storage cupboards.

Bedroom One

Double bedroom with window to the front of property, laminate flooring.

Bedroom Two

Double bedroom with window to the front of property, built-in storage, laminate flooring.

Bedroom Three

Double bedroom with window to the side of property, built-in storage, laminate flooring.

Bathroom

Walk-in shower, partially tiled walls, W.C. and basin, heated towel rail and window to side of property.

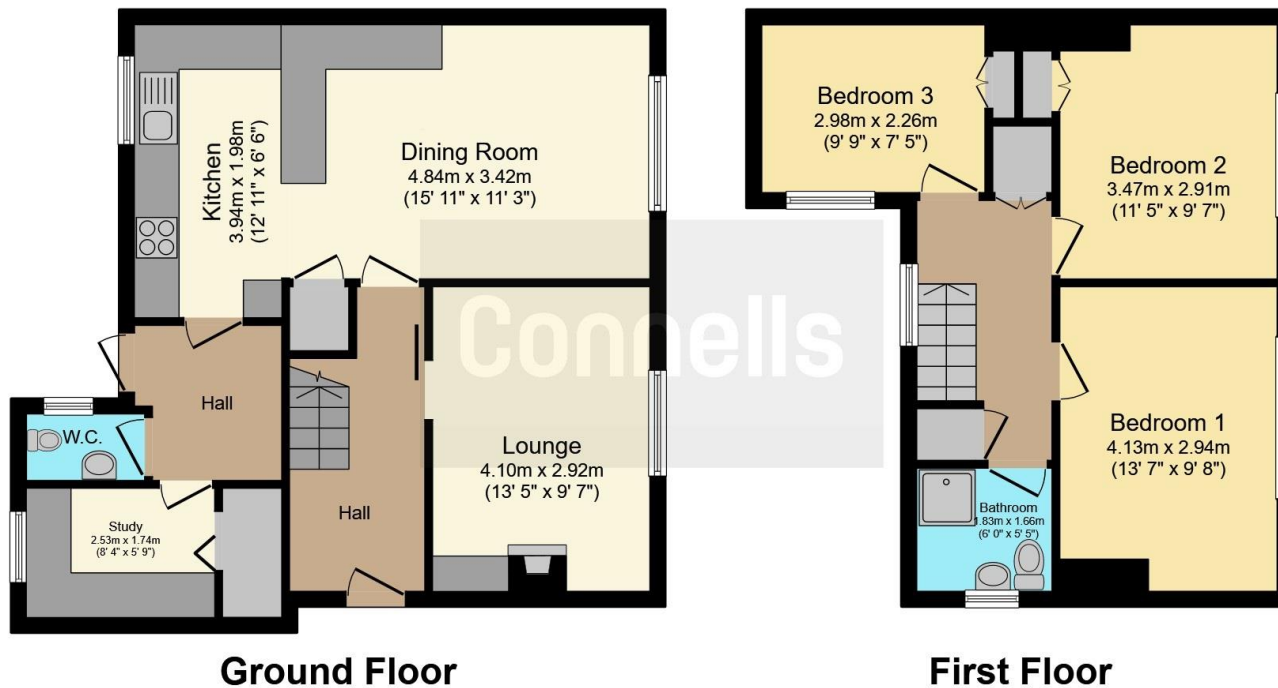
Front Garden

Block paved driveway parking for multiple vehicles, landscaped garden area. External power socket.

Rear Garden

Landscaped with countryside views, decking, block paving and lawn areas, decorated area to rear, outside power sockets and tap, summerhouse, storage areas, side gate access.





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.focalagent.com

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Tenure: Freehold



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