



**Connells**

Tortoiseshell Road  
AYLESBURY





## Property Description

CONNELLS are delighted to bring to the market this stunning FIVE bedroom house situated in Buckingham Park. This property makes for the perfect family home due to the abundance of space split over three floors and its ideal location close by to local schools and amenities.

The ground floor of the property comprises of a spacious hallway leading to the lounge and dining room with french doors to the rear garden. There's a downstairs cloakroom, a family room/study, a separate utility room fit with wall and base units and sink/drain, and the kitchen/breakfast room which is fitted with underfloor heating, electric induction hob and double oven, water softener and pump, integrated wine cooler and space for fridge and dishwasher. The second floor homes the master and second bedroom both with built in wardrobes and their own en-suite. On the top floor you'll find the other two double bedrooms both with built in wardrobes for additional storage, both with access to a family bathroom with a Jacuzzi bathtub and shower.

The rear garden comprises of Indian sandstone and artificial laid lawn with surrounding sleeper flower beds. The property also comes with off street parking.

Buckingham Park is a modern, well connected development that benefits from a combined school, community centre and shopping facilities. As a resident you have excellent transport links which include a regular bus service and Aylesbury Parkway

Train Station nearby.

## Entrance Hall

Door to front, understair storage

## Cloakroom

WC, Wash hand basin, Radiator, Tiling underfoot, Extractor fan

## Study

10' 8" x 10' 4" ( 3.25m x 3.15m )

Window to front, hardwood flooring underfoot, radiator

## Lounge

19' 1" x 11' 1" ( 5.82m x 3.38m )

Window to front with shutters, wood effect flooring, electric fireplace , radiator

## Dining Room

11' 3" x 10' 1" ( 3.43m x 3.07m )

French doors to rear, hardwood flooring, radiator

## Kitchen

16' x 8' 2" ( 4.88m x 2.49m )

Window to rear, tiling underfoot with underfloor heating, integrated wine cooler, electric hob and double oven, water softener

and water pump, boiler and space for freestanding dishwasher and fridge

Utility Room

7' 2" x 5' 9" ( 2.18m x 1.75m )  
Door to side, kardeen flooring underfoot, sink/drain, wall and base units

Landing

Airing cupboard

Bedorom One

11' 2" max x 17' 2" max ( 3.40m max x 5.23m max )  
Window to side and front, carpet underfoot, radiator and build in wardrobe

En-Suite To Master

Window to rear, tiling underfoot with underfloor heating, vanity unit, fully tiled, wc, wash hand basin, walk in shower

Bedroom Two

15' 5" x 11' 2" ( 4.70m x 3.40m )  
Window to front and side, carpet underfoot, radiator, built in wardrobes

Bedroom Three

15' 5" x 10' 5" ( 4.70m x 3.17m )  
Window to front and side, carpet underfoot, radiator and built in wardrobe

Bedroom Four

10' 4" x 11' 9" ( 3.15m x 3.58m )  
Window to front, carpet underfoot, radiator and built in wardrobe

Bathroom

Skylight, kardeen flooring underfoot, wc, wash hand basin, part tiling, radiator, jacuzzi tub with shower,

Walk In Wardrobe

7' 5" x 4' 9" ( 2.26m x 1.45m )  
Window to front, kardeen flooring underfoot, radiator, built in wardrobes

En-Suite To Bedroom Two

Window to front, vinyl flooring underfoot, wc, wash hand basin, walk in shower, part tiling, radiator

Rear Garden

Indian sandstone, artificial laid lawn, surrounding sleeper flower beds with fitted lighting

Home Bar/Office

12' 6" x 8' 6" ( 3.81m x 2.59m )  
Patio doors to side, hardwood flooring underfoot, power and lighting















**Ground Floor**



**First Floor**



**Second Floor**



**Garage**



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](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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