





Property Description

CONNELLS are pleased to present this charming * CHAIN FREE * THREE bedroom semi-detached home. ideally located near Aylesbury town centre. This property is perfect for families and professionals alike, combining comfort, space, and an excellent location, with local amenities and Thomas Hickman Primary school & Aylesbury Vale Academy Grammar Schools close by!

The property comprises of an entrance hall with storage cupboard and a spacious lounge with front aspect window. The kitchen provides a gas hob and electric oven and allows space for a freestanding fridge/freezer. Additionally there is a breakfast bar/table. There is also a utility room adjacent to the kitchen, this also has a storage cupboard and space for washing machine/dishwasher. Upstairs, the landing houses a boiler in the airing cupboard and leads to three generously sized bedrooms all with carpet underfoot. The family bathroom has been recently renovated to a modern spec with a bath/mixer and shower overhead.

Externally, the property benefits from a private shingle driveway at the front. To the rear, there is a lovely patio area, perfect for outdoor dining, enclosed by fencing to ensure privacy and a timber shed.

To arrange a viewing, please call CONNELLS on 01296 395111.

Entrance Hall

Door to side, radiator, laminate underfoot, cupboard

Lounge

9' max x 10' max (2.74m max x 3.05m max)

Kitchen

9' max x 11' max (2.74m max x 3.35m max)

Window to rear, laminate underfoot, part tiling, radiator, wall and base units, sink/drain, space for fridge/freezer, electric hob and oven

Utility Room

5' max x 6' max (1.52m max x 1.83m max)

Window to rear, laminate underfoot, radiator, understairs cupboard

Landing

Window to side, boiler in airing cupboard, carpet underfoot

Bedroom One

8' max x 10' max (2.44m max x 3.05m max)

Window to front, carpet underfoot, radiator

Bedroom Two

8' max x 8' max (2.44m max x 2.44m max)

Window to rear, carpet underfoot, radiator

Bedroom Three

5' max x 7' max (1.52m max x 2.13m max)

Window to front, carpet underfoot, radiator

Bathroom

Window to rear, Laminate underfoot, wc, whb,
radiator, bath/shower

Front Garden

Shingle Driveway with dropped kerb

Rear Garden

Patio, Mature shrubbery enclosed fencing,
timber shed

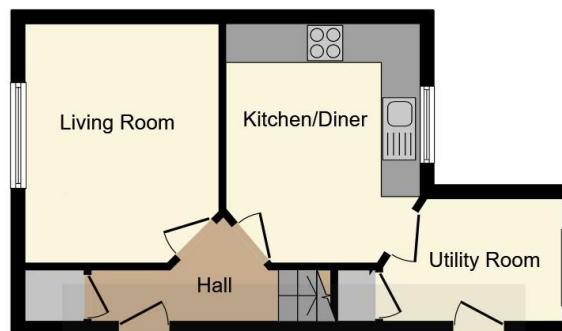
Parking

Driveway

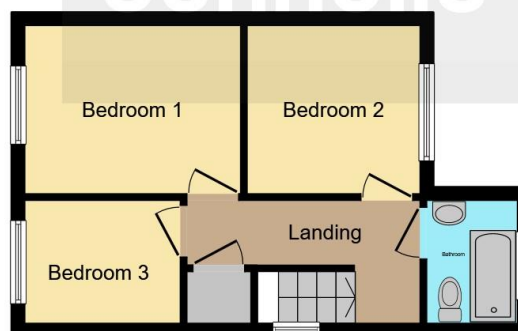








Ground Floor



First Floor

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

To view this property please contact Connells on

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

Tenure: Freehold

view this property online connells.co.uk/Property/ALS312278



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