



Connells

Tring Road
Aylesbury



Property Description

Charming Two-Bedroom Home Just Steps from the Town Centre

Perfectly positioned within easy walking distance of the vibrant town centre, this beautifully presented two-bedroom home combines classic charm with contemporary comfort.

Enter through the welcoming hallway into a spacious open-plan lounge and dining area, bathed in natural light from a characterful bay window. Both rooms feature stylish gas fireplaces and sleek laminate flooring, while a convenient understairs cupboard provides smart storage solutions.

The thoughtfully designed kitchen offers ample wall and base cabinetry, a gas hob with electric oven, and dedicated space for a dishwasher and fridge/freezer. Adjacent, the rear utility room doubles as a cloakroom, complete with laundry appliance space, WC, and wash basin-ideal for busy households.

Upstairs, two generously proportioned bedrooms provide peaceful retreats. The bathroom is well-equipped with a separate shower and a relaxing bathtub, perfect for unwinding.

Step outside to a south-facing enclosed garden-an ideal spot for soaking up the sun or hosting guests. Rear parking adds convenience, and the property also includes a powered garage with space for a vehicle.

benefits from a garage, with power and space for car.

Entrance Hall

Door to front, carpet underfoot, radiator

Lounge

12' 9" max x 11' 7" max (3.89m max x 3.53m max)

Bay window to front, laminate flooring underfoot, radiator, gas fireplace

Dining Room

11' 2" max x 12' 5" max (3.40m max x 3.78m max)

Window to rear, understairs cupboard, laminate flooring underfoot, gas fireplace

Kitchen

7' 9" x 9' 9" (2.36m x 2.97m)

Window to side, door to side, tiling underfoot, wall and base units, gas hob and electric oven, part tiling

Utility Room/Cloakroom

8' 3" x 6' 5" (2.51m x 1.96m)

Window to rear and side, tiling underfoot, new boiler, space for washing machine and dryer, wc, whb

Landing

Carpet underfoot, Loft access

Bedroom One

15' 2" x 10' 8" (4.62m x 3.25m)

Two windows to front, carpet underfoot, radiator

Bedroom Two

11' 2" x 9' (3.40m x 2.74m)

Window to rear, carpet underfoot, radiator

Bathroom

Window to rear, tiling underfootm bath/mixer, separate shower, part tiling, towel radiator

Parking

At rear of property

Garage

16' 4" x 11' 6" (4.98m x 3.51m)

Double doors, power and lighting









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

Tenure: Freehold

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