



Connells

Station Road
Quainton AYLESBURY

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Quainton AYLESBURY HP22 4BT

for sale offers in excess of
£475,000



Property Description

Step into the welcoming entrance hall, where you'll find two inviting reception rooms—each with front-facing windows that bathe the spaces in natural light. One reception room leads to a convenient downstairs shower room with WC and shower cubicle, perfect for guests or multi-generational living.

To the rear, the heart of the home unfolds into an impressive open-plan kitchen and dining area. Featuring stunning bi-fold doors that open onto the garden, this space is designed for both entertaining and everyday living. The kitchen boasts premium NEFF appliances, including a double oven and induction hob, plus integrated dishwasher and fridge/freezer. A floor-to-ceiling wall-mounted radiator adds a sleek, contemporary touch. The dining area easily accommodates a large table and chairs, offering a dedicated space to gather and enjoy meals.

Upstairs, the landing provides loft access and leads to three generously sized bedrooms. The master bedroom benefits from built-in wardrobes, while all rooms are served by a stylish family bathroom complete with bath, mixer tap, and overhead shower.

Outside, the front garden includes a private driveway with side access to an alley and garage. The rear garden is fully enclosed for

privacy and features a mix of lawn and decking—ideal for relaxing or entertaining. A timber-built workshop with power and lighting adds versatility, with space for a washing machine and dryer.

Entrance Hall

Door to front

Cloakroom

Window to side and rear

Tiling underfoot

Part tiling

WC

Shower cubicle

Lounge

11' 9" max x 17' 3" max (3.58m max x 5.26m max)

Window to front

Laminate underfoot

Wall mounted radiator

Log burner

Kitchen/Diner

21' 4" max x 11' 9" max (6.50m max x 3.58m max)

Bi-folding doors to rear

French door to side

Window to rear

Laminate underfoot

Skylight overhead

Floor to ceiling wall mounted radiator
NEFF Induction hob
Neff double oven
Wall and base units
Part tiling
Integrated dishwasher and fridge

Reception Room Three

11' 10" max x 10' max (3.61m max x 3.05m max)
Window to front
Laminate underfoot
Wall mounted radiator

Landing

Window to rear
Laminate underfoot
Loft access
Radiator

Bedroom One

12' max x 12' 4" max (3.66m max x 3.76m max)
Window to front and side
Built in wardrobe
Laminuate underfoot
Radiator

Bedroom Two

11' 6" max x 9' 2" max (3.51m max x 2.79m max)
Window to front
Laminate underfoot

Radiator

Bedroom Ththree

9' 1" max x 7' 9" max (2.77m max x 2.36m max)
Window to rear
Laminate underfoot
Radiator

Bathroom

Window to rear
Laminate underfoot
Bath/mixer
Towel radiator
WC
Part tiling

Front Garden

Front drive with side access to alley and garage

Rear Garden

Decking
Enclosed fencing on both side
Laid lawn
Timber built workshop with power and lighting

Parking

Driveway

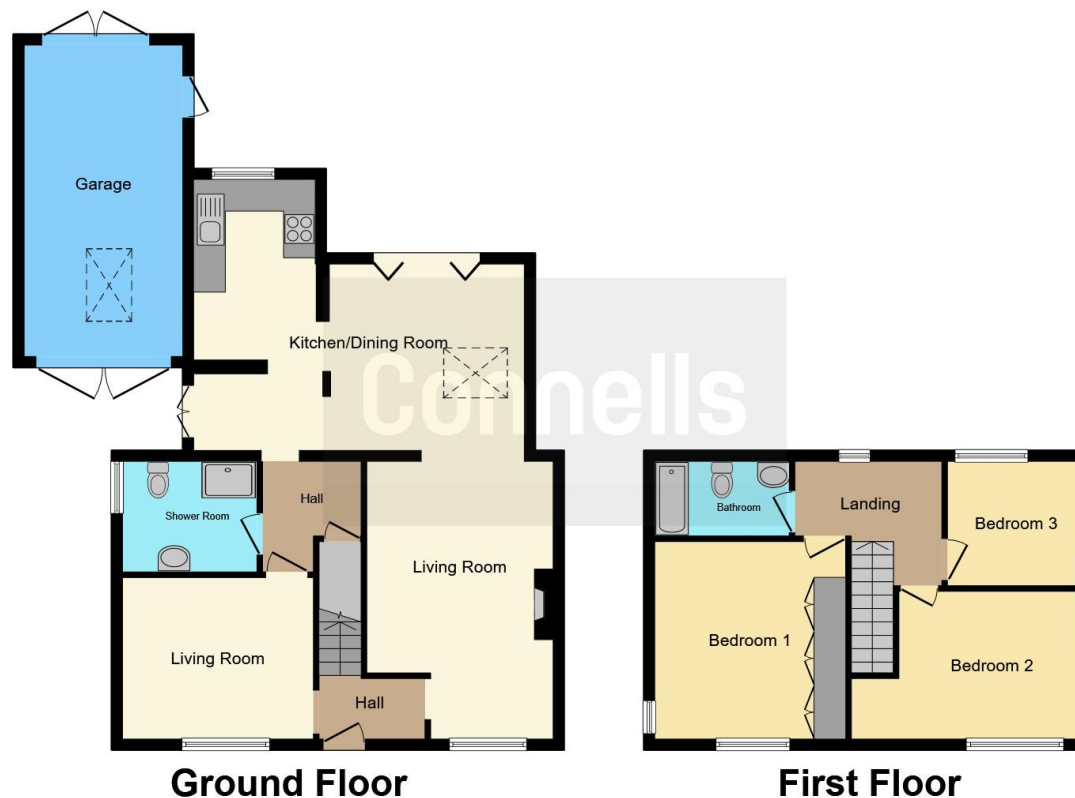
Garage

10' 1" max x 19' 4" max (3.07m max x 5.89m max)









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: E Council Tax
 Band: C

Tenure: Freehold

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