



Connells

Pippin Road
Aylesbury



Property Description

A beautifully presented three-bedroom semi-detached home in the highly sought-after Berryfields development. This modern property offers driveway parking with EV car charging and a garage fitted with power and lighting.

The ground floor features a welcoming entrance hall with wood-effect flooring, understairs storage, and a downstairs WC. A stylish kitchen sits to the front, complete with light units and integrated appliances including fridge/freezer, washing machine, dishwasher, and double oven with electric hob. To the rear, the spacious living room is filled with natural light and opens onto the enclosed garden via patio doors.

On the first floor, you'll find two well-proportioned bedrooms, one with built-in wardrobes. Both are served by a contemporary family bathroom. The top floor is dedicated to the impressive master suite, boasting fitted wardrobes and a private en-suite shower room.

Externally, the rear garden is laid to lawn with a patio area, perfect for entertaining.

Berryfields is a modern development situated on the northern outskirts of Aylesbury surrounded by open countryside. Benefits from Aylesbury Parkway train station which offers services into London Marylebone in approx 1 hour. There are shops including a Sainsbury local, coffee shop, fish and chip shop and more. Green Ridge Primary Academy, Berryfields Church of England Primary School and The Aylesbury Vale Academy School are located on the development.

Entrance Hall

Door to front
Wood effect flooring
Understairs storage
Control panel and fusebox

Cloakroom

Window to front
Wood effect flooring
WC
Wash hand basin

Lounge

15' 3" x 10' 8" (4.65m x 3.25m)
French doors to rear
Wood effect flooring
Radiator
AC unit with both cooling and heating

Kitchen/Diner

15' 9" x 8' 1" (4.80m x 2.46m)
Window to front
Wood effect flooring
Wall and base units
Integrated washing machine, dishwasher, fridge/freezer, electric hob and double oven
Boiler

Landing

Window to front
Carpet underfoot
Radiator
Airing cupboard
Double storage

Bedroom One

Skylight to rear
Window to front with storage tunnel underneath
Carpet underfoot
Two built in wardrobes
Radiator
AC unit with both cooling and heating

En-Suite

Skylight to rear
WC
Wash hand basin
Towel radiator
Part tiling
Shower cubicle

Bedroom Two

13' 3" x 10' (4.04m x 3.05m)
Window to rear
Radiator
Carpet underfoot
Built in wardrobe

Bedroom Three

8' 3" x 9' 5" (2.51m x 2.87m)
Window to front
Carpet underfoot
Radiator

Bathroom

Window to side
WC
Wash hand basin
Bath/mixer
Towel radiator
Part tiling

Front Garden

Driveway and front gate

Rear Garden

Patio
Laid lawn
Enclosed fencing

Parking

Driveway and EV car charging

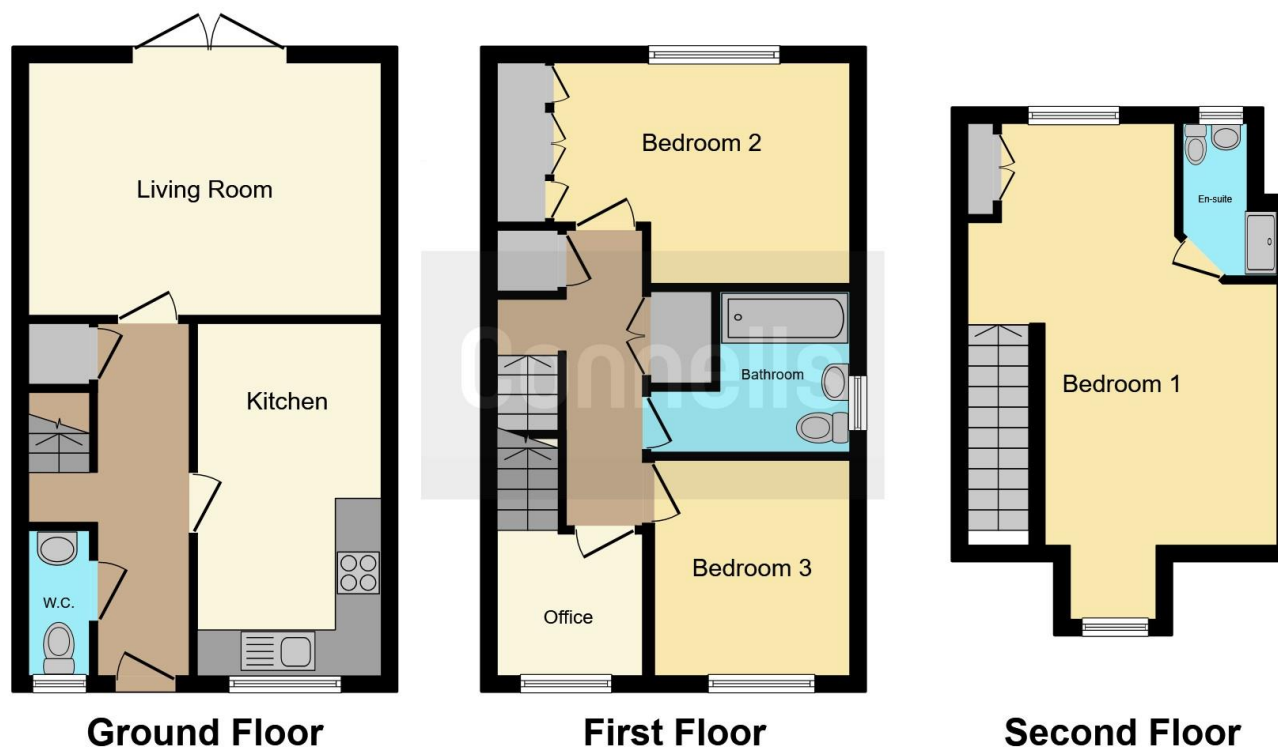
Garage

18' x 9' 3" (5.49m x 2.82m)









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: B Council Tax
 Band: D

Tenure: Freehold

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