



**Connells**

Northern Road  
AYLESBURY



## Property Description

This attractive three-bedroom semi-detached house is situated in a popular location close to Aylesbury town centre.

The property features an entrance porch leading into a welcoming hallway with tiled flooring and useful understairs storage. The generously sized open-plan living and dining area provides plenty of space for relaxing and entertaining, complemented by wood-effect flooring. The kitchen offers a range of wall and base units, space for appliances, and convenient access to the outside via a side door.

Upstairs, the landing provides loft access and leads to three well-proportioned bedrooms, all carpeted for comfort. These are served by a contemporary family bathroom fitted with a bath and mixer tap, complete with an overhead shower.

Externally, the property benefits from a part-shingle, part-tarmac driveway, ideal for off-road parking. The fully enclosed rear garden includes side access, an artificial lawn, a patio area, and a timber-built shed equipped with power and lighting. Additionally, there is a garage with an up-and-over door, also featuring power and lighting.

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous

restaurants and a main line rail station (Marylebone 1 hour). Aylesbury is particularly well served by three of the area's top performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed).

### Entrance Porch

Door and window to front  
Tiling underfoot

### Entrance Hall

Door to front  
Tiling underfoot  
Understairs storage

### Lounge/Diner

18' 6" max x 16' 4" max ( 5.64m max x 4.98m max )  
Wood effect flooring underfoot  
Radiator  
Window to rear

### Kitchen

18' 2" max x 8' 1" max ( 5.54m max x 2.46m max )  
Door to side  
Window to rear  
Wall and base units  
Space for range cooker, fridge freezer, washing machine and dishwasher  
Sink/drainer

Part tiling

## Landing

Window to side  
Loft access  
Carpet underfoot

## Bedroom One

15' 9" max x 9' 1" max ( 4.80m max x 2.77m max )  
Window to rear  
Carpet underfoot  
Radiator

## Bedroom Two

11' 8" max x 8' 7" max ( 3.56m max x 2.62m max )  
Window to front  
Carpet underfoot  
Radiator

## Bedroom Three

10' 7" max x 6' 9" max ( 3.23m max x 2.06m max )  
Window to rear  
Carpet underfoot  
Radiator

## Bathroom

Window to front  
Bath/mixer with overhead shower  
WC  
Wash hand basin

Fully tiled

## Front Garden

Part shingle and tarmac driveway

## Rear Garden

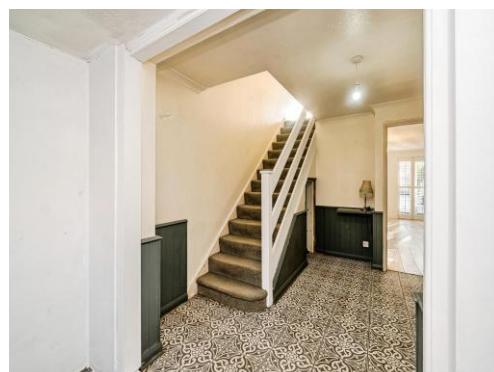
Patio  
Enclosed fencing with side access  
Artificial laid lawn  
Timber built shed with power and lighting

## Parking

Driveway parking

## Garage

16' 1" max x 7' 9" max ( 4.90m max x 2.36m max )  
Electric up and over door  
Power and lighting









Total floor area 98.0 m<sup>2</sup> (1,054 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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

Tenure: Freehold

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