



**Connells**

Bierton Road  
Aylesbury



### Property Description

This charming property offers generous accommodation across two floors, blending period character with practical living spaces.

On the ground floor, you'll find a welcoming living room featuring a large bay window to the front aspect, a beautiful feature fireplace, and wood laminate flooring, creating a warm and inviting atmosphere. The separate dining room boasts an exposed brick fireplace and opens into a bright sunroom, perfect for relaxing or entertaining. The sunroom is fully double-glazed with French doors leading out to the garden. Completing the ground floor is a well-appointed kitchen with a range of wall and base units, space for appliances, and access to both a downstairs bathroom and a separate cloakroom.

Upstairs, the property offers three generously sized double bedrooms, each with ample space for furniture. The master bedroom benefits from dual front-facing windows and a feature fireplace, while the remaining bedrooms also include attractive period details.

Externally, the enclosed rear garden features a paved patio, a large lawn, and gated access to a private parking area at the rear. There is a concrete base for one vehicle, with potential to extend for a double driveway.

### Entrance Hall

Door to front  
Laminate underfoot

### Cloakroom

Window to side  
WC  
Laminate

### Lounge

11' 8" x 14' 6" ( 3.56m x 4.42m )  
Bay window to front  
Laminate underfoot  
Radiator

### Dining Room

9' 1" x 12' 4" ( 2.77m x 3.76m )  
Window to rear  
Radiator  
Feature fireplace  
Laminate underfoot

### Kitchen

8' 8" x 10' 6" ( 2.64m x 3.20m )  
Window to side  
Door to side  
Tiling underfoot  
Part tiling  
Wall and base units  
Space for oven, washing machine, fridge/freezer  
Boiler  
Radiator

## **Sunroom**

8' 7" x 10' 11" ( 2.62m x 3.33m )

French doors to rear

Carpet underfoot

Radiator

Fully tiled walls

bath/mixer with shower

WC

Wash hand basin

Radiator

## **Landing**

Carpet on stairs

Laminate

Loft access

## **Bedroom One**

15' 4" x 12' 3" ( 4.67m x 3.73m )

Two windows to front

Carpet underfoot

Radiator

## **Parking**

Rear Driveway

## **Bedroom Two**

9' 5" x 12' 6" ( 2.87m x 3.81m )

Window to rear

Feature fireplace

Laminate underfoot

Radiator

## **Bedroom Three**

8' 10" x 10' 6" ( 2.69m x 3.20m )

Window to rear

Laminate underfoot

Radiator

## **Bathroom**

Window to rear and side

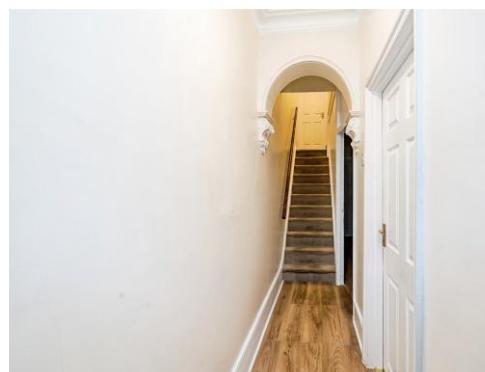
Tiling underfoot

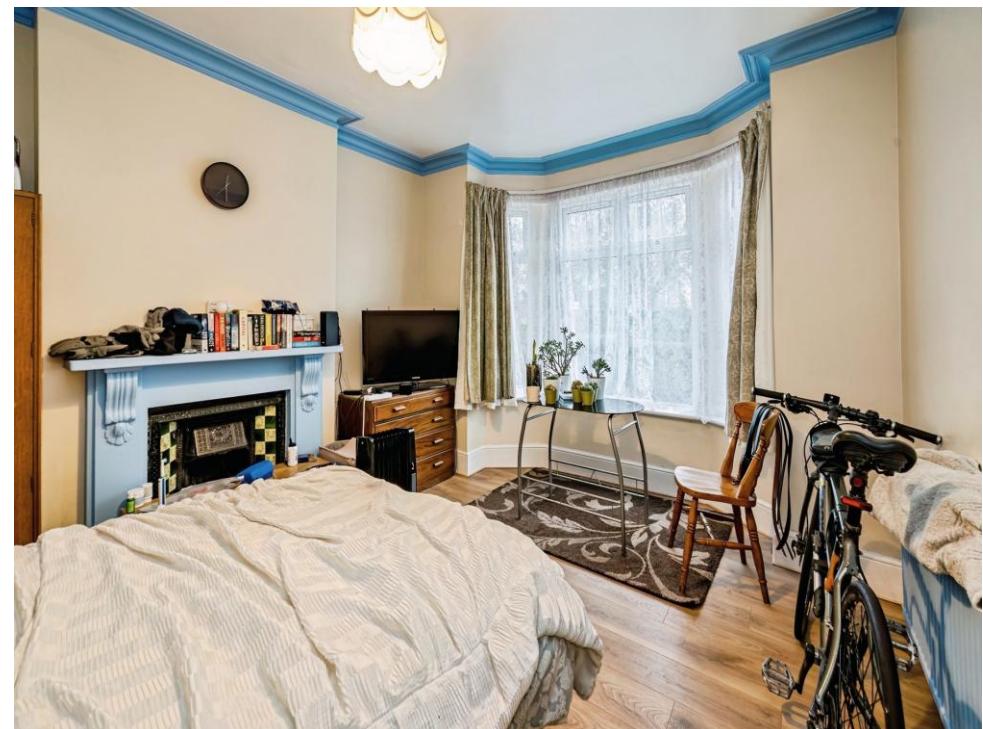
## **Rear Garden**

Paving

Surrounding flower beds

Laid lawn









Total floor area 107.0 m<sup>2</sup> (1,152 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)

**Connells**

To view this property please contact Connells on

**T 01296 395 111**  
**E [aylesbury@connells.co.uk](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
AYLESBURY HP20 2RH

EPC Rating: D    Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS312715](http://connells.co.uk/Property/ALS312715)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ALS312715 - 0002