



Connells

Bierton Road
Aylesbury

Bierton Road
Aylesbury HP20 1EJ

for sale offers in excess of
£360,000



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

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

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

Fully tiled walls

bath/mixer with shower

WC

Wash hand basin

Radiator

Rear Garden

Paving

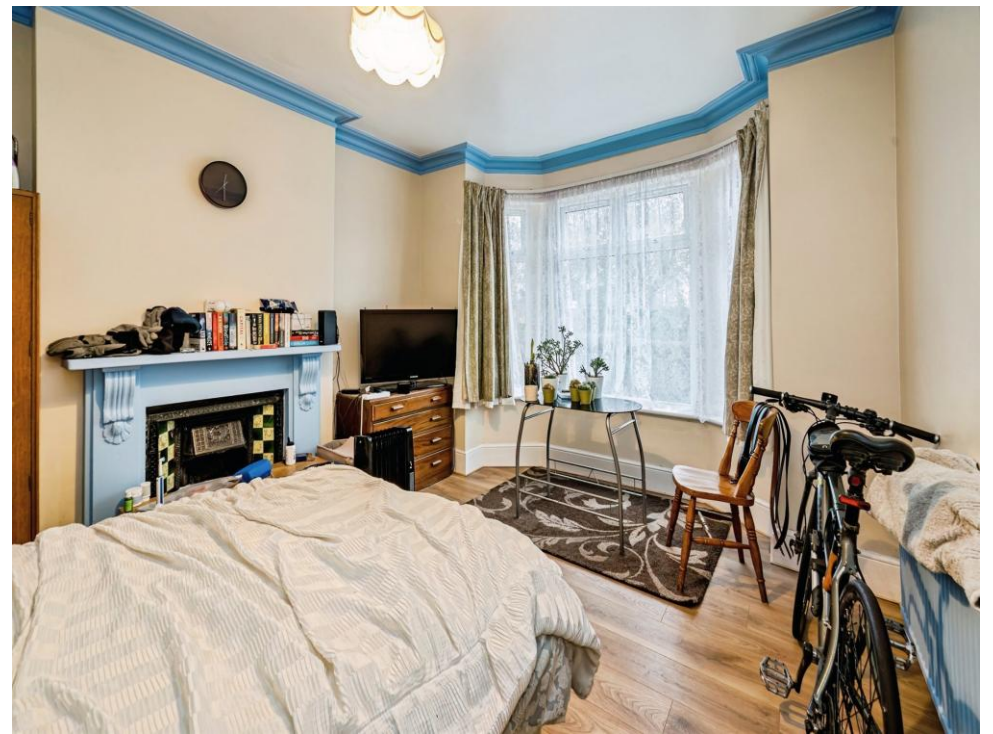
Surrounding flower beds

Laid lawn

Parking

Rear Driveway









Total floor area 107.0 m² (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

Connells

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

Tenure: Freehold

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