



**Connells**

Tyson Road  
Aylesbury



## Property Description

Upon entering, you are welcomed by a carpeted entrance hall with a useful storage cupboard and a downstairs WC. The heart of the home is the generous kitchen/dining room, featuring a range of light-coloured wall and base units, a breakfast bar, integrated fridge/freezer and oven, as well as a separate pantry cupboard. French doors provide direct access to the rear garden, creating a perfect space for entertaining. Completing the ground floor is a bright and airy reception room with patio doors leading to the garden and an additional storage cupboard.

The first floor offers two well-proportioned bedrooms, one of which benefits from built-in wardrobes and access to a private balcony. These rooms are served by a modern family bathroom fitted with a bath, WC, and wash hand basin.

On the top floor, you'll find three further bedrooms, including the master suite with its own en-suite shower room. All bedrooms on this level feature built-in wardrobes, and an additional family bathroom completes the accommodation.

Externally, the property enjoys a fully enclosed rear garden laid to lawn with a patio area, ideal for outdoor dining and offers three allocated parking spaces

Located on the outskirts of Aylesbury surrounded by open countryside. Benefits from Aylesbury Parkway train station which

offers services into London in approx 1 hour. Within catchment to well regarded schools and . There are shops including a Sainsbury local, coffee shop, fish and chip shop and more.

### Entrance Hall

Door to front  
Carpet underfoot  
Storage cupboard  
Window to front

### Cloakroom

WC  
Wash hand basin

### Kitchen/Dining

18' 11" max x 9' 3" max ( 5.77m max x 2.82m max )

Window to front and rear  
Fitted stylish light kitchen  
Breakfast bar  
Integrated fridge/freezer  
Electric oven and gas hob  
Sink/drainer  
Door to rear  
Pantry

### Reception Room

16' 7" x 13' ( 5.05m x 3.96m )  
Patio doors to rear

Window to front  
Storage cupboard  
Carpet underfoot

## Landing On First Floor

Storage cupboard  
Carpet underfoot

## Bedroom Two (first Floor)

16' 9" x 13' ( 5.11m x 3.96m )  
Window to rear  
Carpet underfoot  
Built in wardrobes  
Doors to balcony

## Bedroom Three (first Floor)

18' 11" x 9' 3" ( 5.77m x 2.82m )  
Window to front and rear  
Carpet underfoot

## Bathroom

WC  
Wash hand basin  
Bath  
Window to front

## Landing On Second Floor

Storage cupboard  
Carpet underfoot

## Bedroom One (second Floor)

16' 10" x 9' 7" ( 5.13m x 2.92m )

Carpet underfoot  
Window to front and rear  
Built in wardrobe  
Access to en-suite bathroom

## En-Suite To Bedroom One

Shower cubicle  
WC  
Wash hand basin

## Bedroom Four (second Floor)

11' 5" x 9' 9" ( 3.48m x 2.97m )  
Window to rear  
Built in wardrobe  
Carpet underfoot

## Bedroom Five (second Floor)

9' 3" x 8' 11" ( 2.82m x 2.72m )  
Window to front  
Carpet underfoot  
Built in wardrobe



## Bathroom

WC  
Wash hand basin  
Bath  
Window to front

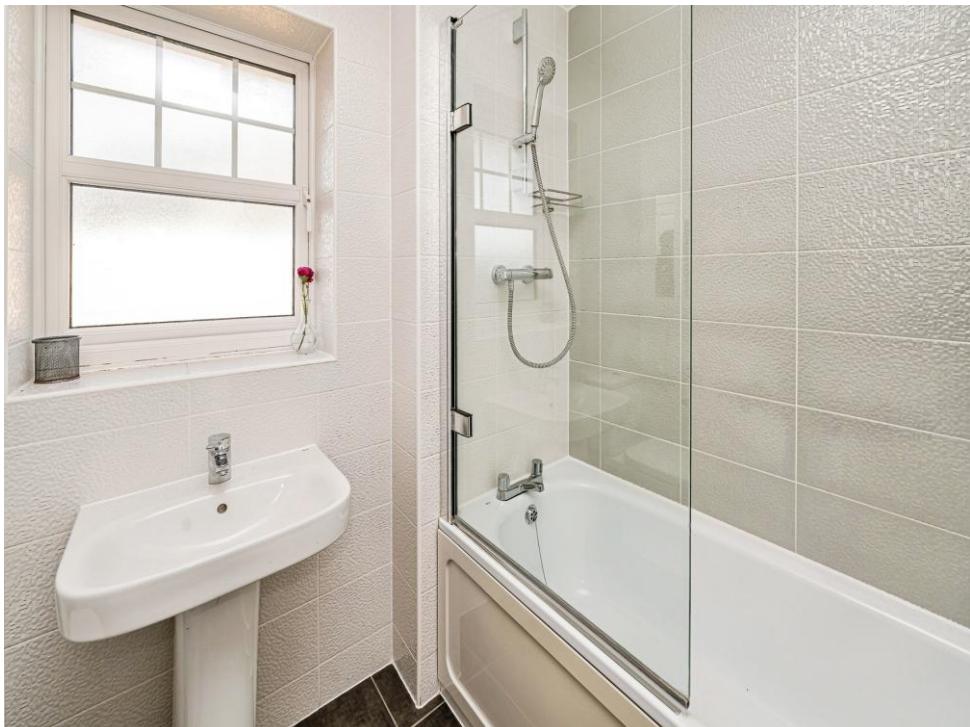


## Loft Space

Part boarded

## Rear Garden









**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 146.2 m<sup>2</sup> (1,573 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: B    Council Tax  
Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS312772](http://connells.co.uk/Property/ALS312772)**



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: ALS312772 - 0003