



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/drain
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

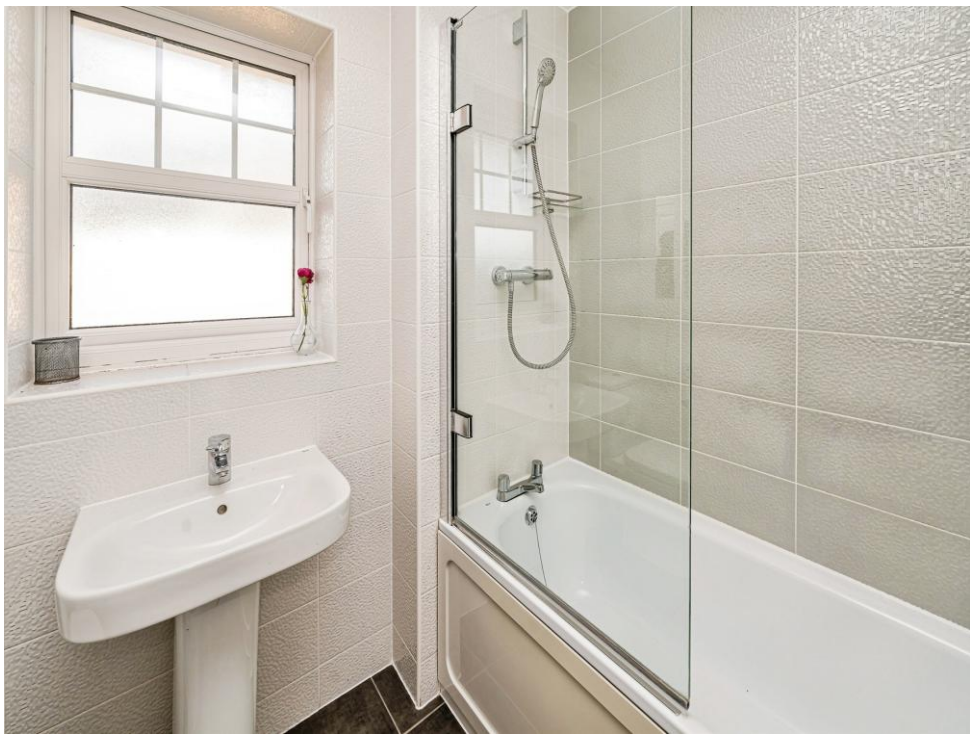
WC
Wash hand basin
Bath
Window to front

Loft Space

Part boarded

Rear Garden









Ground Floor



First Floor



Second Floor

Total floor area 146.2 m² (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

Connells

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2 Temple Street
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EPC Rating: B Council Tax
Band: E

Tenure: Freehold

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