



**Connells**

Paradise Orchard  
AYLESBURY



## Property Description

A beautifully presented three-bedroom semi-detached home in the highly sought-after Berryfield area, offered to the market with no onwards chain. This attractive property provides generous living space across three floors, along with a garage, off-street parking, and a fully enclosed rear garden, making it an ideal choice for families and commuters alike.

The ground floor comprises a welcoming entrance hall, leading to a convenient WC. The modern kitchen is bright and stylish, fitted with sleek wall and base units, an integrated fridge-freezer, electric oven, and gas hob. Completing the ground floor is a spacious lounge, beautifully light thanks to French doors that open directly onto the rear garden.

On the first floor, you'll find two well-proportioned bedrooms, both with comfortable carpet underfoot, served by a family bathroom featuring a bath with overhead shower, WC, and wash hand basin.

The top floor is dedicated to the principle bedroom, an impressive and private space benefiting from its own ensuite bathroom with shower cubicle, WC, and wash hand basin.

Externally, the property boasts a generous rear garden, fully enclosed and laid to lawn—perfect for children, pets, or outdoor entertaining. A garage with garden access and driveway parking further enhance the appeal of this superb home.

## Entrance Hall

- Door to front
- Understairs cupboard
- Window to side
- Radiator
- Wooden flooring

## Cloakroom

- WC
- Wash hand basin
- Towel rail
- Wooden flooring

## Lounge

- 13' 11" x 12' 5" ( 4.24m x 3.78m )
- French doors to rear garden
- Wooden flooring

## Kitchen

- 12' 4" x 7' 3" ( 3.76m x 2.21m )
- Wall and base units
- Sink/drain
- Integrated fridge freezer
- Electric oven and gas hob

Extractor hood  
Splashback tiling  
Window to front  
Wooden flooring

## Landing

Carpet underfoot  
Stairs to second floor  
Window to front

## Bedroom Two

13' 10" x 12' 6" ( 4.22m x 3.81m )  
Window to rear  
Radiator  
Carpet underfoot

## Bedroom Three

9' 7" x 7' ( 2.92m x 2.13m )  
Carpet underfoot  
Window to front  
Radiator

## Bathroom

Bath with overhead shower  
WC  
Wash hand basin  
Tiled  
Wooden flooring

## Principle Bedroom (2nd Floor)

20' 5" x 8' 9" ( 6.22m x 2.67m )  
Window to front  
Carpet underfoot

Radiator  
Access to ensuite

## Ensuite To Principle

Shower cubicle  
WC  
Wash hand basin

## Rear Garden

Enclosed rear garden  
Laid lawn

## Garage

18' 3" x 9' 7" ( 5.56m x 2.92m )  
Access to garden  
Up and over door

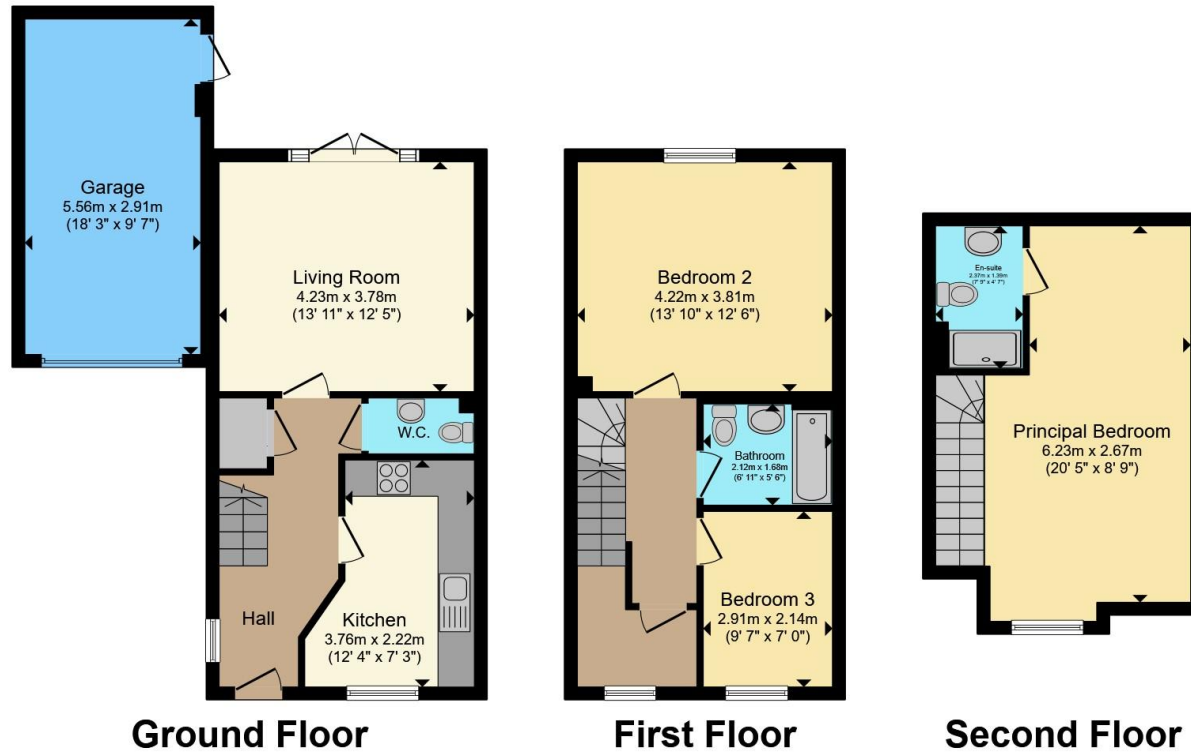
## Parking

Parking in front of the garage









Total floor area 116.9 m<sup>2</sup> (1,258 sq.ft.) approx

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EPC Rating: C Council Tax Band: D

Tenure: Freehold

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