



Connells

Barnard Crescent
Aylesbury

Barnard Crescent Aylesbury HP21 9PW

for sale offers in excess of
£315,000



Property Description

A well-presented three-bedroom mid-terraced home, offering surprisingly generous and versatile living space well suited to both families and commuters.

The property features a spacious 21ft lounge/diner, ideal for relaxing or entertaining, complete with a front-aspect window and access to the garden via the rear lobby. The ground floor also includes an entrance hall with a cleverly converted cloakroom, now providing a practical shower cubicle, along with a useful storage cupboard. The kitchen sits at the rear and also benefits from access to the lobby and garden.

Upstairs, there are three true double bedrooms, all served by a family bathroom fitted with a bathtub and overhead shower. The landing offers loft access via a fitted ladder, with the loft being partially boarded for additional storage.

Externally, the home enjoys enclosed front and rear gardens, with the rear garden further enhanced by two storage sheds. On-street parking is available.

Positioned in a convenient location close to

amenities, schools, and transport links, this property represents an excellent all-round purchase.

Entrance Hall

Tile flooring
Boiler - has yearly service
Cupboard

Cloakroom

WC
Wash hand basin
Shower
Towel radiator
Window to front

Lounge/Diner

21' 4" x 12' 2" (6.50m x 3.71m)
Window to front
Tile flooring
Two radiators

Breakfast Area

11' 6" x 9' 10" (3.51m x 3.00m)
Opening to kitchen

Kitchen

9' 10" x 6' 7" (3.00m x 2.01m)
Window to rear
Tiling underfoot

Radiator
Extractor fan
Gas hob

Rear Lobby/Utility

10' 4" x 3' 8" (3.15m x 1.12m)
Doors to garden

Landing

Wooden flooring
Loft access - part boarded with ladder access

Bedroom One

13' 1" x 11' 6" (3.99m x 3.51m)
Wooden flooring
Window to rear
Radiator

Bedroom Two

11' 6" x 8' 2" (3.51m x 2.49m)
Window to front
Radiator
Wooden flooring

Bedroom Three

9' 10" x 9' 10" (3.00m x 3.00m)
Window to rear
Wooden flooring
Radiator

Bathroom

Tiling underfoot
Tiling

Window to front
WC
Wash hand basin
Bath with shower overhead
Towel radiator

Front Garden

Laid lawn
Patio pathway
Fencing

Rear Garden

Rear access
Patio underfoot
Two sheds

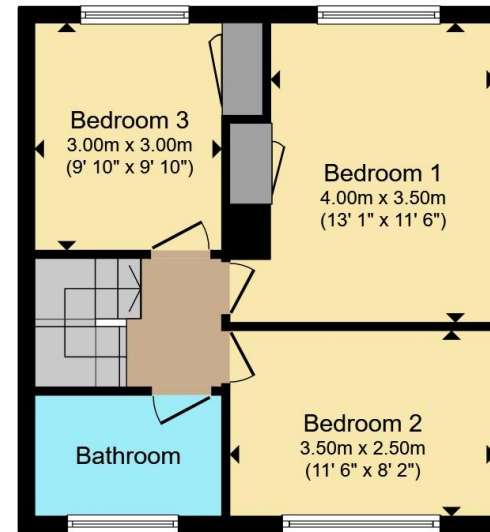
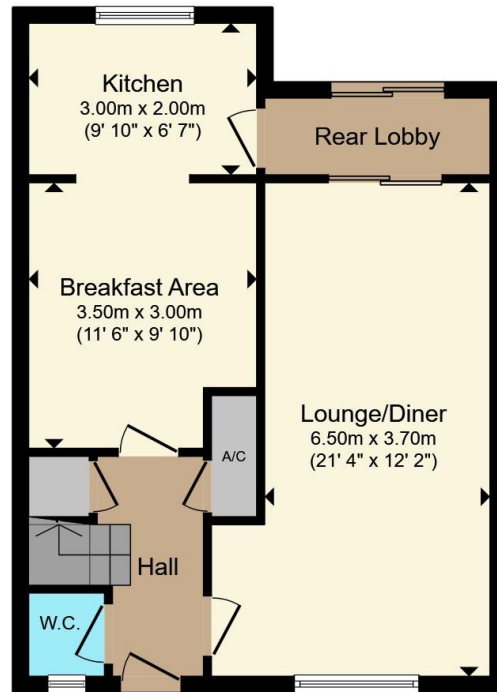
Parking

On street









Ground Floor

First Floor

Total floor area 88.5 m² (953 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: B

Tenure: Freehold

view this property online connells.co.uk/Property/ALS313111



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