



Connells

Tipton Crescent
Broughton Aylesbury



Property Description

On the ground floor, you'll find a generously sized front-facing bedroom, complemented by a sleek, contemporary shower room. To the rear, a versatile reception room enjoys an abundance of natural light from patio doors leading out to the garden, and benefits from a fitted workstation, ideal for modern home working. The first floor showcases a stylish, fully integrated kitchen, thoughtfully designed with ample cupboard space, two rear-aspect windows, and room for a dining table. Also on this level is a bright and airy front-facing reception room or bedroom, enhanced by elegant Juliet balcony doors that flood the space with light.

Occupying the top floor are two well-proportioned bedrooms. The principal bedroom features its own private en suite shower room, while the second bedroom is served by a contemporary family bathroom fitted with a modern suite and bathtub. There is also access to a fully boarded loft, completed by a professional loft company, offering excellent additional storage.

Outside, the south-east facing rear garden has been fully renovated to a high standard, featuring stylish porcelain tiling, a neatly laid lawn, mature planting, and a spacious 12x8 ft garden shed. Side gate access adds further practicality. To the front, a private driveway provides off-road parking and includes the added benefit of EV charging facilities.

Entrance Hall

LVT vinyl underfoot
Radiator
Storage cupboard

Bedroom Three (ground floor)

10' 7" x 10' 1" (3.23m x 3.07m)
Radiator
Carpet underfoot
Window to front

Shower Room (ground Floor)

WC
Wash hand basin
Shower cubicle
Part tiling
Extractor fan

Lounge (ground)

18' 9" x 10' 6" (5.71m x 3.20m)
Patio doors to rear
Fitted work station
TV point
Radiator
Carpet underfoot

Reception/Bedroom -first floor

15' 6" x 14' 5" (4.72m x 4.39m)
Two doors to Juliet balcony
Carpet underfoot
Radiator

TV point

Kitchen (first Floor)

15' 9" x 13' 8" (4.80m x 4.17m)

Two windows to rear

Fitted kitchen

Integrated fridge freezer and dishwasher

Radiator

Upgraded tiling

Double stove top

Cooker hood

Antico flooring

Landing (first Floor)

Stairs to second floor

Carpet underfoot

Landing (second Floor)

Loft access - fully boarded done by a professional loft company

Loft ladder

Airing cupboard

Carpet underfoot

Bedroom One (second Floor)

15' 10" x 11' 2" (4.83m x 3.40m)

Access to ensuite

Carpet underfoot

Two windows to front

Radiator

Ensuite To Bedroom One

Shower cubicle

WC

Wash hand basin

Extractor fan

Shaving point

Bedroom Two (second Floor)

18' 10" x 10' (5.74m x 3.05m)

Two windows to rear

Carpet underfoot

Built in wardrobe

Built in study station

Radiator

Bathroom (second Floor)

Laminate underfoot

Part tiling

Bath

WC

Wash hand basin

Wall cupboard

Rear Garden

South east facing

Garden shed measuring: 12x8 ft

Extended patio

Laid lawn

Gate to side

Shrubs

Fully renovated with porcelain tiles

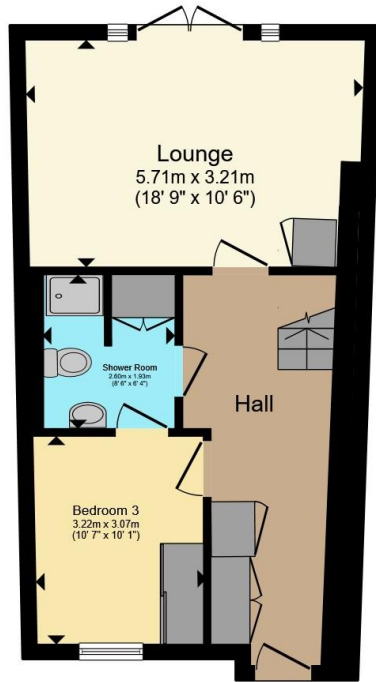
Parking

Driveway parking with electric charging point

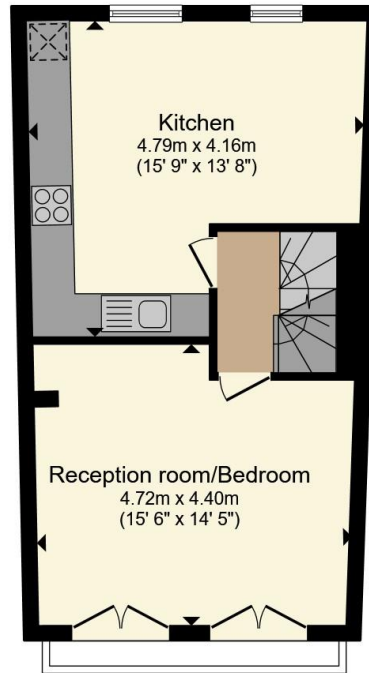




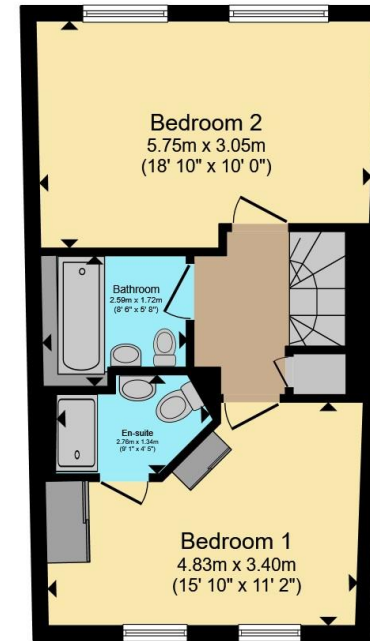




Ground Floor



First Floor



Second Floor

Total floor area 114.4 m² (1,232 sq.ft.) approx

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

Tenure: Freehold

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Property Ref: ALS313019 - 0007