

Connells

Gillions Place
Aylesbury

Gillions Place
Aylesbury HP21 7AX

for sale
£585,000







Property Description

Occupying a prestigious position within the exclusive Gillions Place development, this attractive detached family home enjoys a peaceful setting on a private road shared by just six properties. Offering generous parking, a detached garage, and a thoughtfully designed layout, the property combines privacy, space, and practicality in equal measure.

The welcoming lounge is filled with natural light and enjoys direct access to the rear garden through patio doors, creating a seamless connection between indoor and outdoor living. The garden itself provides a private and tranquil backdrop, ideal for entertaining or family gatherings.

A separate dining room offers the perfect setting for formal dining and special occasions, while the dedicated study provides an ideal workspace for those working from home or seeking a quiet retreat. With three versatile reception rooms, the property offers flexibility to suit a variety of lifestyles and requirements. The kitchen comprises of a range of wall and base units, integrated oven, space for fridge.

To the first floor, the principal bedroom benefits from its own en-suite shower room, while two further well-proportioned bedrooms are served by a spacious four-piece family bathroom, complete with both a separate bath and shower.

Situated on the south-eastern side of Aylesbury, this desirable location offers the perfect blend of peaceful residential living and excellent convenience.

Entrance Hall

Vinyl flooring
Radiator

Cloakroom

Vinyl underfoot
Radiator
WC
Wash hand basin
Extractor fan

Study

Laminate flooring
Window to front
Radiator

Lounge

Laminate flooring
Patio door to garden

Dining Room

Window to side and front

Radiator

Kitchen

Ceramic tiling underfoot
Electric stove
Door to side
Boiler
Wall and base units
Sink/drainer
Space for undercounter fridge

Landing

Vinyl flooring
Loft access

Bedroom One

Laminate flooring
Radiator
Window to rear
Built in cupboard

Ensuite

Laminate flooring
Shower cubicle
WC
Wash hand basin
Window to side

Bedroom Two

Laminate flooring
Radiator
Window to front

Bedroom Three

Window to front
Radiator
Laminate flooring

Bathroom

Bath
Separate shower
Radiator
WC
Wash hand basin
Extractor fan
Window to rear

Rear Garden

Side gate
Acces to garage
Enclosed fencing
Patio area
Laid lawn

Parking

Driveway

Garage

Agents Note

Please note that an AML fee is chargeable to



















Ground Floor **First Floor** **Garage**

Total floor area 129.6 m² (1,395 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: C

Council Tax Band: E

Tenure: Freehold

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