



Connells

Pippin Road
AYLESBURY



Property Description

A smartly presented three-bedroom semi-detached home located within the highly sought-after Berryfields development.

The ground floor welcomes you with a bright entrance hallway, featuring vinyl flooring, handy downstairs storage and a guest WC. To the front of the property is a modern fitted kitchen with light cabinetry and a full range of integrated appliances, including a fridge/freezer, washing machine, dishwasher, and a double oven with electric hob. To the rear, the spacious living room is flooded with natural light and opens directly onto the garden via French doors, creating an ideal space for both everyday living and entertaining.

The first floor hosts two well-proportioned bedrooms, both served by a contemporary family bathroom. Occupying the entire top floor is an impressive principal bedroom suite, complete with built-in wardrobes and a private en-suite shower room.

Outside, the neatly landscaped rear garden offers a combination of lawn and patio, perfect for outdoor dining or relaxing in warmer months.

Berryfields is a thriving and modern community on the northern edge of

Aylesbury, enjoying open green spaces and children's parks nearby. The area is well served by local amenities, and Aylesbury Parkway station provides direct services to London Marylebone in around one hour. The development is also within catchment for several well-regarded schools, making this an excellent choice for families and commuters alike.

Entrance Hall

Vinyl underfoot
Radiator

Cloakroom

WC
Wash hand basin
Vinyl underfoot
Window to front

Lounge

15' 1" max x 11' 2" max (4.60m max x 3.40m max)
TV point
Radiator
Vinyl flooring
French doors to rear

Kitchen

15' 9" max x 7' 10" max (4.80m max x 2.39m max)
Window to front
Fitted kitchen

Double stove
Extractor fan
Boiler
Integrated fridge freezer, dishwasher, washing machine
Vinyl flooring
Radiator

Landing

Two cupboards
Window to front
Carpet underfoot
Radiator

Bedroom One (top Floor)

19' 8" max x 15' 1" max (5.99m max x 4.60m max)
Fitted blinds
Window to rear and front (velux)
Built in wardrobe
Carpet underfoot

Ensuite To Bedroom One

WC
Wash hand basin
Extractor fan
Shaving point
Towel radiator
Shower cubicle
Vinyl underfoot
Velux window to rear

Bedroom Two

15' 1" max x 10' 2" max (4.60m max x 3.10m

max)
Window to rear
Radiator
Carpet underfoot

Bedroom Three

9' 10" max x 8' 6" max (3.00m max x 2.59m max)
Window to front with blinds
Carpet underfoot
Radiator

Bathroom

Part tiled
Vinyl underfoot
Window to side
Towel radiator
WC
Wash hand basin
Bath with mixer tap and shower overhead

Rear Garden

Patio
Laid lawn
Shed
Side gate access

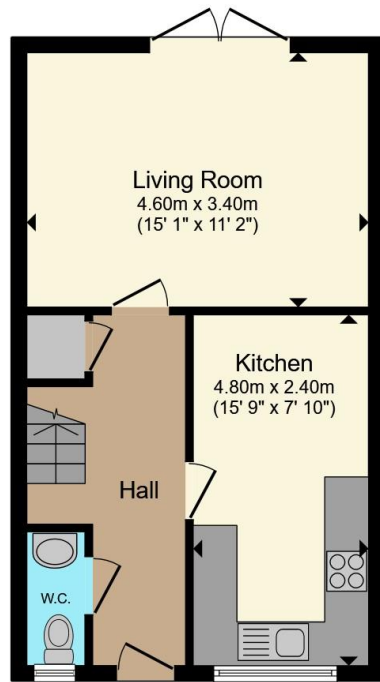
Parking

Allocated parking spaces directly in front of property
EV Car charging

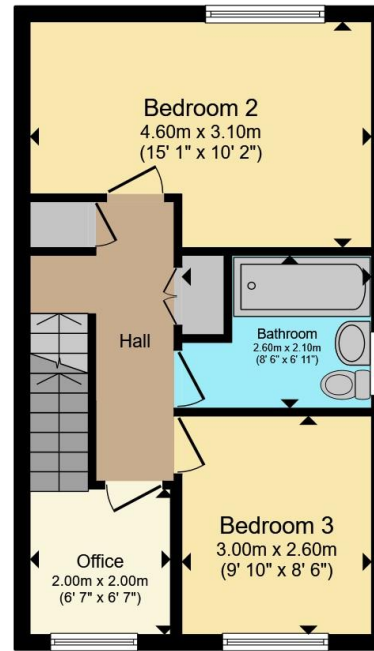








Ground Floor



First Floor



Second Floor

Total floor area 107.6 m² (1,158 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



To view this property please contact Connells on

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

Tenure: Freehold

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