



**Connells**

Barnard Crescent  
Aylesbury



## Property Description

CONNELLS are pleased to introduce to the market this well-presented THREE-bedroom mid-terraced home offering surprisingly generous and versatile living accommodation, ideal for families and commuters alike.

The property boasts a spacious 21ft lounge/diner, providing an excellent space for both relaxing and entertaining, with a front aspect window and access to the garden via a rear lobby.

The ground floor also features an entrance hall with a cleverly converted cloakroom, now offering a convenient shower cubicle. A useful storage cupboard is located off the hallway. To the rear the kitchen also benefits from access to the rear lobby and garden.

Upstairs, the property continues to impress, offering three genuine double bedrooms, all serviced by a family bathroom fitted with a bathtub and shower overhead. The landing also provides loft access via a ladder, with the loft being partially boarded for additional storage.

Externally, the property enjoys enclosed front and rear gardens, with the rear garden further benefitting from two useful storage sheds. On-street parking is available.

Situated in a convenient location, this home is within easy reach of local amenities, schools, and transport links, making it 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

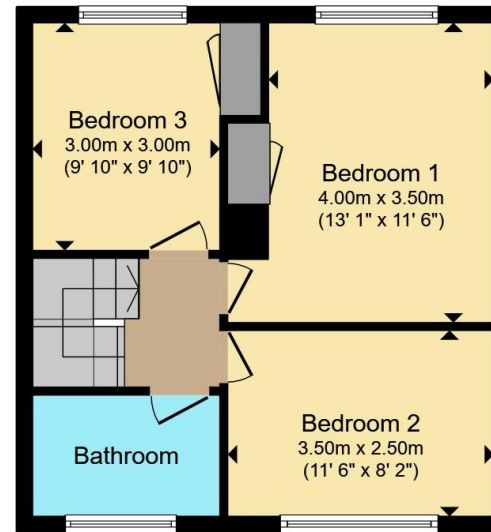
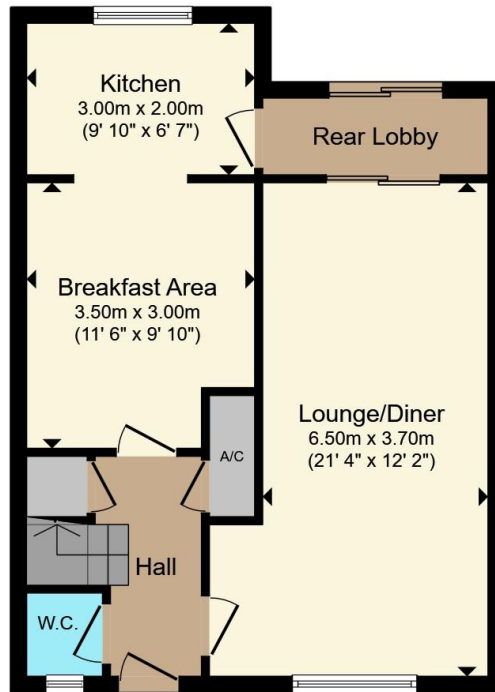
## Parking

On street









**Ground Floor**

**First Floor**

Total floor area 88.5 m<sup>2</sup> (953 sq.ft.) approx

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To view this property please contact Connells on

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

Tenure: Freehold

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