



**Connells**

Ardenham Street  
Aylesbury



## Property Description

This beautifully presented two-bedroom end-of-terrace period home is offered to the market with an inviting blend of character features and tasteful modern upgrades.

Stepping inside, the welcoming entrance hall leads to a bright front-aspect lounge showcasing hardwood flooring and a charming feature fireplace with a fitted log burner—perfect for creating a cosy atmosphere. The contemporary kitchen offers a stylish finish, complete with navy cabinetry, marble-effect worktops, an integrated fridge/freezer and oven, plus plumbing for a washing machine.

Upstairs, you'll find two generously sized bedrooms—one overlooking the front and one to the rear—alongside a characterful bathroom, thoughtfully designed with a stunning roll-top bathtub as its centrepiece.

Outside, the property enjoys a private south-facing rear garden, attractively laid with shingle and enhanced by mature flower beds. A timber-built outbuilding provides useful storage or the ideal space for hobbies. On-street parking is available without the need for a permit.

Ideally located within walking distance of Aylesbury Town Centre and its abundance of

amenities, this home is also just a short stroll from Aylesbury Train Station, offering direct links to London Marylebone in approximately one hour—making it an excellent choice for commuters and convenience seekers alike.

## Entrance Hall

Door to front  
Hardwood flooring

## Lounge/Diner

22' 1" x 9' 3" ( 6.73m x 2.82m )  
Window to front and rear  
Log burner inside fireplace  
Radiator  
Hardwood flooring

## Kitchen

7' 9" x 10' 2" ( 2.36m x 3.10m )  
Wall and base units  
Work surfaces  
Laminate flooring  
Integrated fridge/freezer and oven  
Plumbing for washing machine  
Sink/drainer  
Window to rear  
Door to side

## Landing

Carpet underfoot  
Built in storage

Access to fully boarded loft with power and ladder

### Bedroom One

12' 11" x 10' 1" ( 3.94m x 3.07m )

Window to front

Radiator

Carpet underfoot

### Bedroom Two

11' x 7' ( 3.35m x 2.13m )

Window to rear

Radiator

Carpet underfoot

### Bathroom

WC

Wash hand basin

Roll top bath tub

Walk-in shower

Radiator

Part tiling

Window to rear

### Rear Garden

Enclosed fencing and rear access

Shingle underfoot

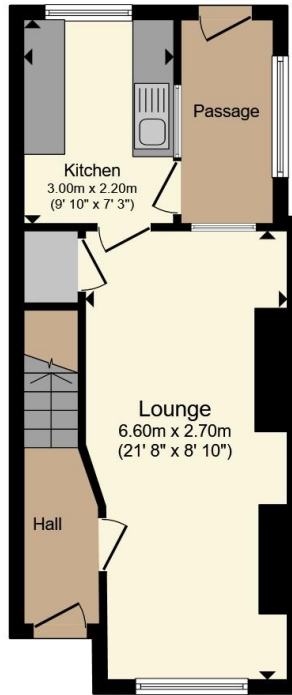
Surrounding flower beds

Timber built outbuilding

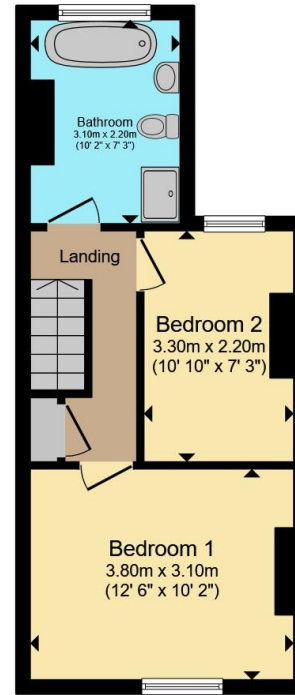








**Ground Floor**



**First Floor**

Total floor area 68.2 m<sup>2</sup> (734 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](http://www.propertybox.io)



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

Tenure: Freehold

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