



Connells

Stadium Approach
Aylesbury



Property Description

This impressive four-bedroom home is thoughtfully arranged over three well-designed floors, offering spacious and flexible accommodation in a highly sought-after village setting.

The ground floor opens with a welcoming entrance hall, leading to a convenient cloakroom and a versatile front-facing room, ideal for use as a home office, snug or fourth bedroom. A separate utility room adds everyday practicality with space and plumbing for laundry appliances. To the rear, the heart of the home is the light-filled kitchen/dining room, where patio doors open directly onto the garden—perfect for family living and entertaining.

The first floor offers a comfortable front-facing lounge, providing a relaxing retreat, alongside a well-proportioned bedroom and a modern family bathroom fitted with a bath, wash basin and WC.

Occupying the top floor is the principal bedroom, complete with built-in wardrobes and a private ensuite shower room.

Outside, the property enjoys a split-level rear garden featuring both patio and lawn areas, ideal for outdoor dining and summer relaxation. The addition of solar panels further enhances the home's energy efficiency.

AGENTS NOTE: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Hall

New flooring

Cloakroom

WC

Wash hand basin

Study/Bedroom Four

12' 4" x 7' 8" (3.76m x 2.34m)

Front aspect window

Carpet underfoot

Utility Room

7' 9" x 5' 5" (2.36m x 1.65m)

Base units

Sink

Part tiling

Plumbing for washing machine

Space for washer and dryer

Kitchen/Diner

14' 6" x 12' 2" (4.42m x 3.71m)

Rear Window

French doors to rear
Wall and base units
Space for dishwasher and fridge freezer
Sink/drain
Electric oven and gas hob
Wood flooring

Lounge (first Floor)

14' 5" x 13' 11" (4.39m x 4.24m)
Carpet underfoot
Front aspect window

Bathroom

Bath
WC
Wash hand basin
Part tiling
Window to rear

Bedroom Three

10' x 6' 7" (3.05m x 2.01m)
Window to rear
Carpet underfoot

Master Bedroom (top Floor)

14' 1" x 12' 6" (4.29m x 3.81m)
Window to front
Carpet underfoot
Built in wardrobe

Ensuite To Master

Shower cubicle
WC
Wash hand basin

Shaving point
Part tiling

Bedroom Two

14' 7" x 10' (4.45m x 3.05m)
Window to rear
Carpet underfoot

Rear Garden

Split level garden
Patio
Laid lawn
Enclosed fencing with back gate
Solar panels
EV car charger

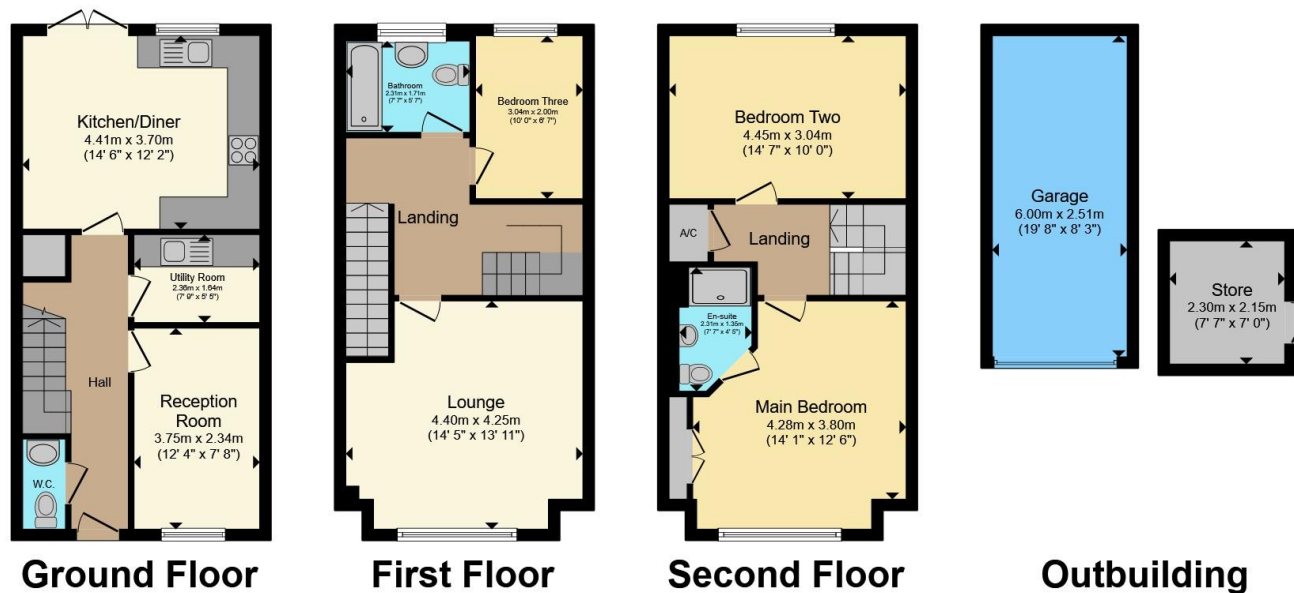
Garage

19' 8" x 8' 3" (5.99m x 2.51m)









Total floor area 140.1 m² (1,508 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: D

Tenure: Freehold

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