



Connells

Kyle End
Aylesbury



Property Description

Upon entering the property, you are welcomed by an entrance hall leading to a downstairs WC for added practicality. The ground floor offers a versatile front-aspect bedroom, ideal for guests, a home office, or additional living space. There is also a separate utility room, fitted with a range of base units, sink bowl, and plumbing for a washing machine. To the rear, the spacious and modern kitchen/diner provides the heart of the home, featuring a range of wall and base units, space for white goods, and French doors that open out to the garden.

Moving to the first floor, the bright and airy lounge benefits from two windows, allowing natural light to flood the space. This level also hosts the third bedroom and is served by a well-appointed family bathroom, complete with a bathtub. The top floor is dedicated to the principal sleeping quarters, with the master bedroom enjoying built-in wardrobes and a private ensuite shower room. A further generously sized bedroom completes the accommodation on this floor.

Externally, the property boasts an enclosed rear garden with rear gate access. The home also benefits from allocated parking spaces located conveniently outside.

Energy efficiency is enhanced through a solar-powered water heating system, alongside double glazing throughout, helping to reduce running costs while maintaining year-round comfort.

Entrance Hall

Carpet underfoot
Cupboard

Cloakroom

WC
Wash hand basin
Radiator

Utility Room

7' 7" x 5' 3" (2.31m x 1.60m)
Base units
Plumbing for washing machine
Sink bowl

Kitchen/Diner

14' 1" x 12' 6" (4.29m x 3.81m)
French doors to rear
Wall and base units
Sink/drainer
Laminate flooring
Window to rear
Electric oven and gas hob
Plumbing for dishwasher

Ground floor office/bedroom

11' 2" x 7' 7" (3.40m x 2.31m)
Window to front
Carpet underfoot

Radiator

Landing

Stairs to second floor

Lounge (1st Floor)

14' 1" x 12' 6" (4.29m x 3.81m)

Two windows to front

Carpet underfoot

Radiator

Bedroom Three (1st Floor)

9' 10" x 7' 3" (3.00m x 2.21m)

Window to rear

Carpet underfoot

Radiator

Bathroom (1st Floor)

Window to rear

Bath

WC

Wash hand basin

Part tiled

Shaving point

Bedroom One (2nd Floor)

12' 2" x 12' 2" (3.71m x 3.71m)

Carpet underfoot

Window to front

Built in wardrobe

Access to ensuite

Radiator

Ensuite To Bedroom One

Shower cubicle

WC

Wash hand basin

Part tiling

Shaving point

Bedroom Two (2nd Floor)

14' 1" x 7' 10" (4.29m x 2.39m)

Window to rear

Carpet underfoot

Radiator

Rear Garden

Patio

Laid lawn

Enclosed fencing

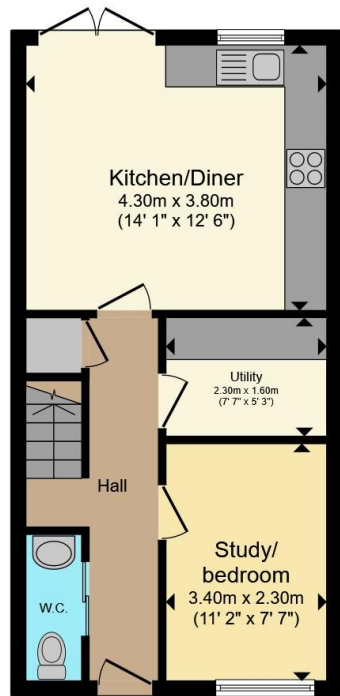
Rear gate

Timber shed

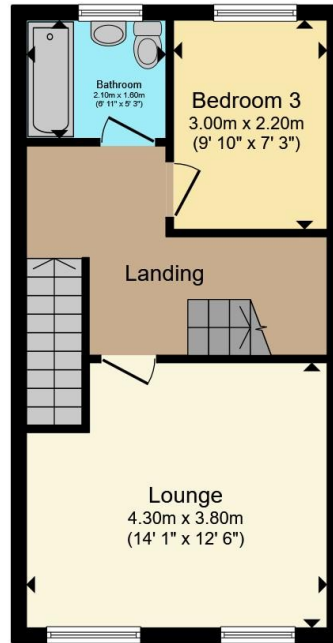




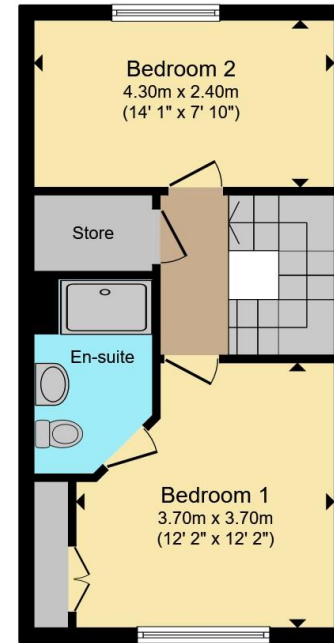




Ground Floor



First Floor



Second Floor

Total floor area 114.0 m² (1,227 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

view this property online connells.co.uk/Property/ALS312954



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