



Connells

Tipton Crescent
Broughton Aylesbury



Property Description

The accommodation begins with a welcoming entrance hall with useful storage cupboards, leading to a front-facing ground floor bedroom with direct access to a contemporary shower room, ideal for guests or multi-generational living. Completing the ground floor is a reception room, flooded with natural light via patio doors opening onto the rear garden, and featuring a fitted workstation, making it perfectly suited for home working or flexible living.

To the first floor, the home offers a modern, fully fitted kitchen with integrated appliances, two rear-facing windows, and ample space for a dining table-ideal for family meals and entertaining. This floor also hosts a bright and airy front-aspect bedroom/reception room, enhanced by two Juliet balcony doors that allow plenty of natural light to flow through the space.

The top floor comprises the remaining two bedrooms. The master bedroom benefits from a private en suite shower room, while the second bedroom is served by a stylish family bathroom, complete with a sleek modern suite and bathtub. Access to fully boarded loft done by professional loft company.

Externally, the property boasts a south-east facing rear garden, featuring a fully renovated garden with porcelain tiles, laid lawn, garden shed totalling 12x8ft, and surrounding shrubs, with the added convenience of side gate access. Parking is provided via the private driveway, which also includes EV charging

facilities.

Entrance Hall

LVT vinyl underfoot
Radiator
Storage cupboard

Bedroom Three (ground floor)

10' 7" x 10' 1" (3.23m x 3.07m)

Radiator
Carpet underfoot
Window to front

Shower Room (ground Floor)

WC
Wash hand basin
Shower cubicle
Part tiling
Extractor fan

Lounge (ground)

18' 9" x 10' 6" (5.71m x 3.20m)

Patio doors to rear
Fitted work station
TV point
Radiator
Carpet underfoot

Reception/Bedroom -first floor

15' 6" x 14' 5" (4.72m x 4.39m)

Two doors to Juliet balcony

Carpet underfoot

Radiator

TV point

Kitchen (first Floor)

15' 9" x 13' 8" (4.80m x 4.17m)

Two windows to rear

Fitted kitchen

Integrated fridge freezer and dishwasher

Radiator

Upgraded tiling

Double stove top

Cooker hood

Antico flooring

Landing (first Floor)

Stairs to second floor

Carpet underfoot

Landing (second Floor)

Loft access - fully boarded done by a professional loft company

Loft ladder

Airing cupboard

Carpet underfoot

Bedroom One (second Floor)

15' 10" x 11' 2" (4.83m x 3.40m)

Access to ensuite

Carpet underfoot

Two windows to front

Radiator

Ensuite To Bedroom One

Shower cubicle

WC

Wash hand basin

Extractor fan

Shaving point

Bedroom Two (second Floor)

18' 10" x 10' (5.74m x 3.05m)

Two windows to rear

Carpet underfoot

Built in wardrobe

Built in study station

Radiator

Bathroom (second Floor)

Laminate underfoot

Part tiling

Bath

WC

Wash hand basin

Wall cupboard

Rear Garden

South east facing

Garden shed measuring: 12x8 ft

Extended patio

Laid lawn

Gate to side

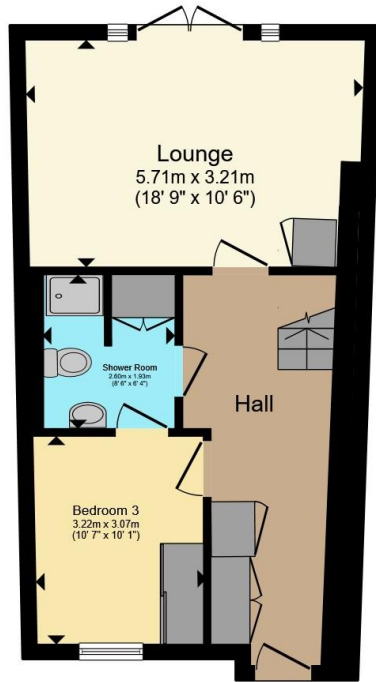
Shrubs

Fully renovated with porcelain tiles

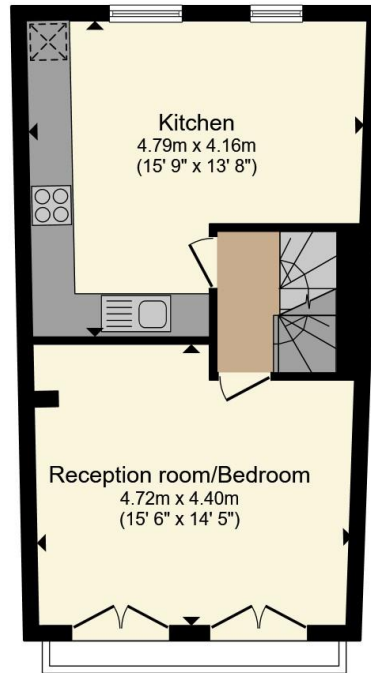




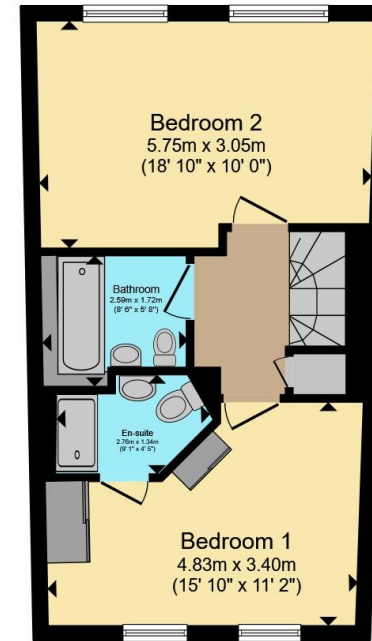




Ground Floor



First Floor



Second Floor

Total floor area 114.4 m² (1,232 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



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

Tenure: Freehold

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