



**Connells**

Stanhope Road  
Aylesbury



## Property Description

Step inside via the entrance porch and into a welcoming, light-filled hallway that sets the tone for the rest of the home. From here, you're drawn into the generously sized, dual-aspect lounge—a standout living space that enjoys an abundance of natural light and offers plenty of room to relax and unwind. The lounge flows seamlessly into the kitchen and also provides space for a dining table, while a separate, dedicated dining room offers additional flexibility

The kitchen is well laid out and features a selection of wall and base units, along with space for white goods. A door from the kitchen leads into the dining room, an inviting area enhanced by a rear-facing window and patio doors that open to the side. A convenient downstairs WC completes the ground floor

To the first floor, you'll find four well-proportioned bedrooms, all thoughtfully arranged to suit family living. The main bedroom benefits from two built-in wardrobes, providing excellent storage. The remaining bedrooms are serviced by a modern family bathroom, fitted with an L-shaped bath and overhead shower.

Externally, the rear garden is fully enclosed and designed with low maintenance in mind, featuring a combination of patio area and astro turf, along with useful side access. To the front, the property further benefits from driveway parking, adding to its overall appeal.

### Entrance Porch

Door to front

### Entrance Hall

Tiled floor

Cupboard

### Cloakroom

WC

Wash hand basin

Tiled floor

Window to front

### Lounge

20' 8" x 10' 10" ( 6.30m x 3.30m )

Window to front and rear

Karndean underfoot

TV Point

### Dining Room

10' 10" x 8' 10" ( 3.30m x 2.69m )

Window to rear

French doors to side leading to garden

Karndean flooring

### Kitchen

17' 1" x 10' 10" ( 5.21m x 3.30m )

Karndean flooring

Window to rear

Space for freestanding washing machine, fridge/freezer and dishwasher

Electric oven and induction hob

## Landing

Cupboard

## Bedroom One

11' 2" x 10' 10" ( 3.40m x 3.30m )

Window to front

Built in wardrobes

Radiator

Carpet underfoot

## Bedroom Two

10' 2" x 7' 10" ( 3.10m x 2.39m )

Window to rear

Carpet underfoot

Radiator

## Bedroom Three

10' 10" x 8' 10" ( 3.30m x 2.69m )

Window to rear

Carpet underfoot

Radiator

## Bedroom Four

10' 10" x 6' 7" ( 3.30m x 2.01m )

Window to front

Radiator

Carpet underfoot

## Bathroom

Window to side

Fully tiled

WC

Wash hand basin

L shaped bath tub with shower overhead

## Loft Space

Fully boarded with loft ladder

## Rear Garden

Patio

Astro turf

Side access

Shed

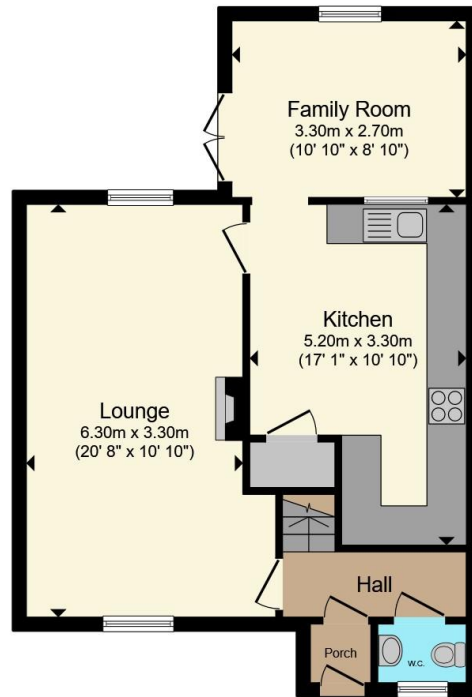
## Parking

Driveway to front

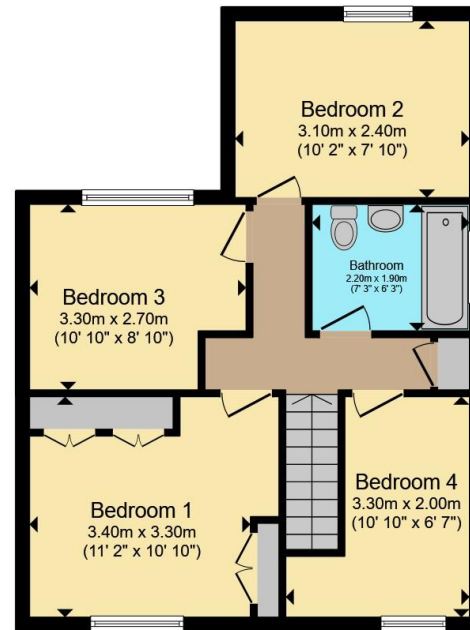








**Ground Floor**



**First Floor**

Total floor area 106.8 m<sup>2</sup> (1,149 sq.ft.) approx

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EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

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