



**Connells**

Whinham Green  
Aylesbury



## Property Description

A beautifully presented four double bedroom detached family home with stunning curb appeal, driveway parking for multiple vehicles, a garage, and a landscaped rear garden. Ideally located with excellent transport links and within catchment for well-regarded schools, this immaculate home is perfect for modern family living.

The accommodation begins with a welcoming entrance hall offering useful storage and stairs to the first floor. The ground floor features a dual-aspect study providing an ideal home-working space, a convenient downstairs WC, and a bright living room with French doors opening onto the rear garden. Flowing through is the dining room, also benefiting from French doors, which leads into the contemporary kitchen fitted with sleek wall and base units and integrated appliances.

To the first floor are four generously sized double bedrooms, with the principal bedroom enjoying a modern en-suite shower room. The remaining bedrooms are served by a stylish family bathroom fitted with a bath and shower over.

Externally, the fully enclosed rear garden has been expertly landscaped, featuring composite decking, embedded lighting, and an Indian sandstone patio—ideal for entertaining. Further benefits include

driveway parking for multiple cars and a garage.

### Entrance Hall

Door to front  
karndean flooring  
radiator

### Cloakroom

Window to side  
Integrated WM  
karndean flooring underfoot  
sink/drainер  
base units

### Study

9' 10" x 8' 6" ( 3.00m x 2.59m )  
Window to front  
radiator  
karndean flooring

### Lounge

15' 5" MAX x 12' 10" MAX ( 4.70m MAX x 3.91m MAX )  
French doors to rear  
karndean flooring underfoot  
radiator

### Dining Room

12' 6" MAX x 10' 6" MAX ( 3.81m MAX x 3.20m MAX )

French doors to rear  
karndeian flooring underfoot  
radiator

### Kitchen

15' 5" MAX x 10' 6" MAX ( 4.70m MAX x 3.20m MAX )

Window to front  
Karndeian flooring underfoot  
radiator  
wall & base units  
electric oven &hob  
integrated FF, WM & DW

### Landing

Carpet underfoot  
loft access  
airing cupboard

### Bedroom One

15' 9" MAX x 11' 10" MAX ( 4.80m MAX x 3.61m MAX )

Window to front  
carpet underfoot  
radiator

### En Suite

Window to front  
WC  
WHB  
Towel rad  
part tiling  
shower cubicle

### Bedroom Two

15' 5" MAX x 11' 10" MAX ( 4.70m MAX x 3.61m MAX )

Window to front  
carpet underfoot  
radiator

### Bedroom Three

13' 1" max x 10' 10" max ( 3.99m max x 3.30m max )

Window to rear  
carpet underfoot  
radiator

### Bedroom Four

12' 6" max x 8' 2" max ( 3.81m max x 2.49m max )

Window to rear  
Carpet underfoot  
radiator

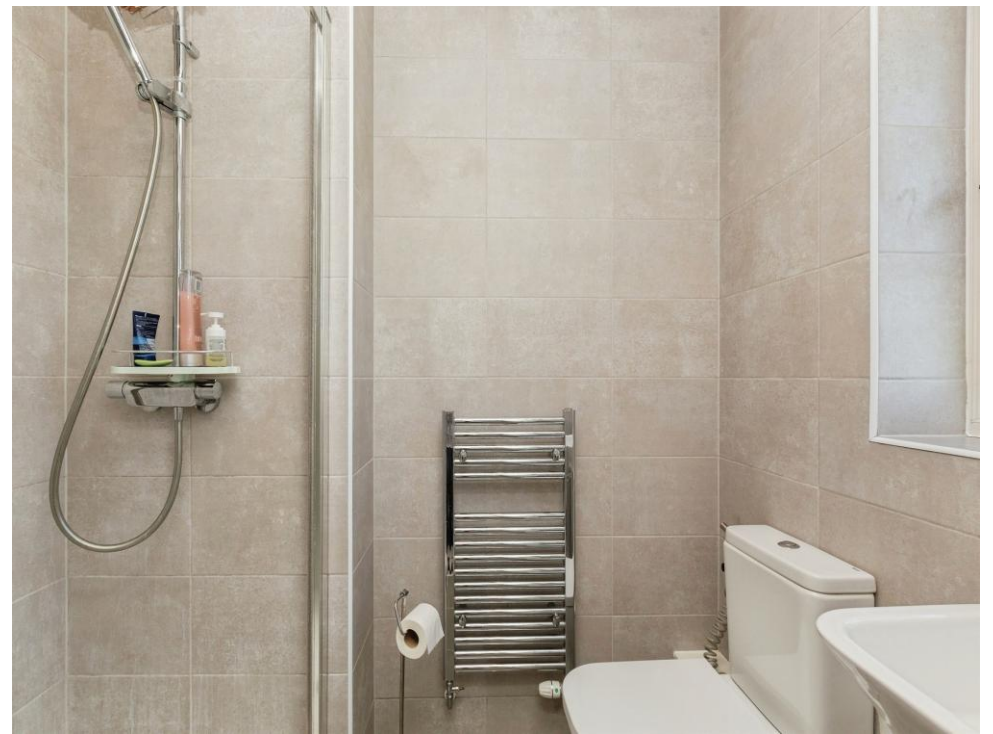
### Bathroom

WC  
WHB  
Tiling underfoot  
part tiling  
towel rad  
shaving point  
bath/mixer

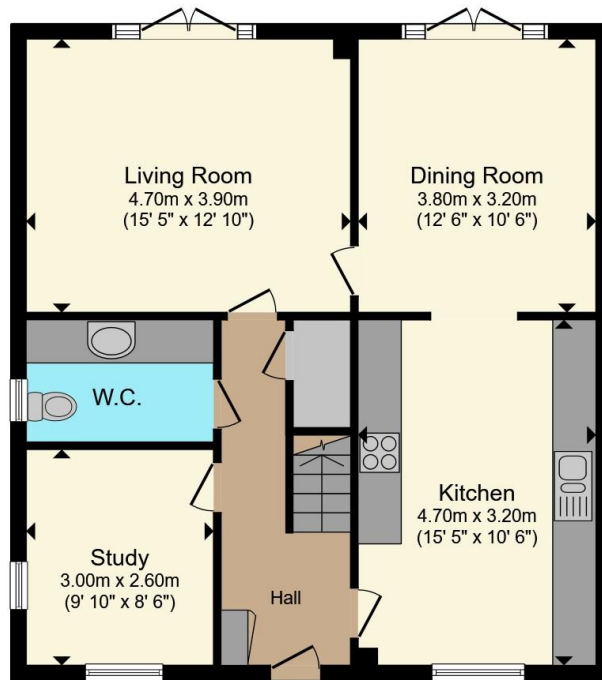
### Rear Garden

Indian Sandstone  
Imbedded lighting

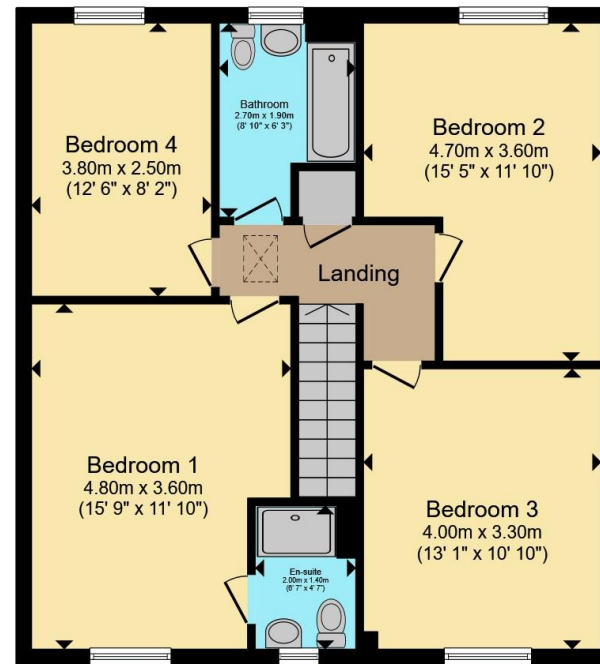








**Ground Floor**



**First Floor**

Total floor area 137.4 m<sup>2</sup> (1,479 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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EPC Rating: B Council Tax  
Band: B

Tenure: Freehold

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