



Connells

Manor Road
Aylesbury



Property Description

The property is entered via a welcoming entrance hall, leading to a range of well-appointed reception spaces. The dual-aspect living room is a standout feature, boasting a bespoke window seat, stylish shutter blinds, an attractive log burner, and French doors opening onto the rear garden. Across the hallway, the family room provides additional flexible living space and benefits from a decorative fireplace, shutter blinds, and windows to both the front and rear aspects.

The generous kitchen/diner offers plenty of room for family dining and entertaining, featuring a range of wall and base units, fitted dishwasher, washing machine, fridge/freezer, freezer, and large gas/electric range cooker with hood. Separate utility room with a skylight and patio door providing direct access to the garden. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property offers three bedrooms. The principal bedroom benefits from built-in wardrobes and private en-suite bathroom, while the remaining bedrooms are served by a modern family bathroom fitted with a bath and shower. Second bedroom benefits from fitted wardrobes.

Externally, the rear garden is a particular highlight, offering a combination of lawn and decking areas and large patio area. An impressive 18ft garden room with power and lighting could be used as a home office, gym, studio, or additional recreational space. To

the front, a driveway provides off-road parking for multiple vehicles.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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

Tile underfoot
Radiator

Cloakroom

WC
Wash hand basin
Radiator

Lounge

Carpet underfoot
Window seating
Shutter blinds
Radiator
Log burner
French doors to rear garden
Bay window to front

Family Room

- Wooden flooring
- Radiator
- Decorative fireplace
- Window to rear and front
- Shutter blinds

Kitchen/Diner

- Wall and base units
- Tiled flooring
- Fitted dishwasher, washing machine, fridge/freezer, freezer, and large gas/electric range cooker with hood
- Boiler - 3 years old

Utility Room

- French doors to rear
- Window to side
- Skylight
- Radiator
- Tiled flooring

Landing

- Radiator
- Window to side
- Carpet underfoot
- Boarded loft with ladder

Bedroom One

- Two windows to front

- Carpet underfoot
- Fitted wardrobes
- Radiator

Ensuite

- Tiled flooring
- Shower
- WC
- Wash hand basin
- Radiator

Bedroom Two

- Carpet underfoot
- Window to front
- Radiator
- Fireplace
- Shutter blinds
- Fitted wardrobe

Bedroom Three

- Window to rear
- Radiator
- Carpet underfoot

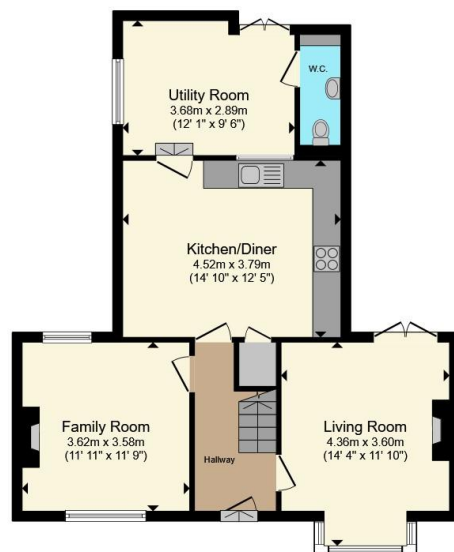
Bathroom

- Tiling underfoot
- Window to rear
- Bath tub
- Separate shower
- WC
- Wash hand basin
- Radiator





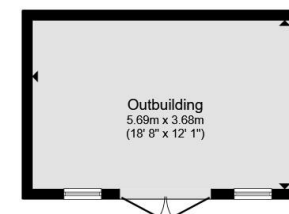




Ground Floor



First Floor



Outbuilding

Total floor area 116.9 m² (1,258 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: E Council Tax
 Band: E

Tenure: Freehold

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Property Ref: ALS313284 - 0004