

Connells

Braeburn Road
Aylesbury

Braeburn Road
Aylesbury HP18 0HU

for sale offers in the region of
£380,000







Property Description

The ground floor opens with a welcoming entrance hall, complete with a useful storage cupboard and a downstairs WC. At the front, the modern kitchen-diner features integrated appliances, sleek gloss units and ample space for dining. To the rear, the bright living room enjoys excellent natural light, with French doors leading directly onto the garden.

The first floor provides two comfortable bedrooms with carpet underfoot, along with the family bathroom fitted with a bath and overhead shower. The entire second floor is dedicated to the principal bedroom, an impressive and airy suite with built-in wardrobes and a private en-suite with shower cubicle.

Externally, the south-facing rear garden offers a peaceful outdoor retreat, framed by mature trees and established shrubbery.

The property also benefits from a garage located nearby, with the land in front included within the title, providing secure parking and additional storage.

The garage—positioned beneath a neighbouring coach house—is included within the sale and held on a long lease of approximately 989 years, offering a practical and convenient long-term parking solution.

Entrance Hall

Tiled flooring
Door to front
Radiator

Cloakroom

WC
Wash hand basin
Tiled floor
Window to front
Radiator

Lounge

Two windows to rear
Oak flooring
French doors to garden
TV point
Radiator

Kitchen

Wall and base units
Tiled floor
Window to front
Radiator
Gas stove
Double electric oven

Integrated fridge/freezer
Sink/drainer

Landing

Two cupboards
Carpet underfoot
Radiator

Bedroom Two

Window to rear
Carpet underfoot
Radiator

Bedroom Three

Window to front
Radiator
Carpet underfoot

Bathroom

Laminate underfoot
Bath with overhead shower
WC
Wash hand basin
Heated towel radiator
Extractor fan
Part tiled

Principle Bedroom (2nd Floor)

Window to front
Built in wardrobes
Radiator
Loft access
Access to ensuite bathroom
Skylight window at the rear
Large storage cupboard under the eaves
Carpet underfoot

Ensuite To Principle Bedroom

Skylight window
Vinyl underfoot
Heated towel radiator
Shower cubicle
WC
Wash hand basin
Extractor fan
Part tiling

Rear Garden

Side access
Raised decking
Paved patio area
South facing
Outdoor tap
Outdoor electrical socket
Shed

Parking

Space infront of garage to park
Visitor parking outside of property

Garage

Up and over door
Included in sale and held on a long lease with approx 989 years left














Relax





Total floor area 116.4 m² (1,253 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

To view this property please contact Connells on

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2 Temple Street
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EPC Rating: C

Council Tax Band: D

Tenure: Freehold

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