



Connells

Pippin Road
AYLESBURY



Property Description

A beautifully maintained three-bedroom semi-detached property, set within the ever-popular Berryfields development.

The ground floor offers a bright and inviting entrance hall with vinyl flooring, useful downstairs storage, and a convenient guest WC. At the front of the home sits a contemporary kitchen, fitted with light cabinetry and integrated appliances including a fridge/freezer, washing machine, dishwasher, and double oven with electric hob. To the rear, the generous living room enjoys plenty of natural light and opens onto the private rear garden through elegant French doors.

The first floor comprises two well-sized bedrooms, both served by a modern family bathroom. The top floor is reserved for an impressive master suite, complete with built-in wardrobes and its own en-suite shower room.

Outside, the rear garden is neatly landscaped with a lawn and a patio space—ideal for outdoor dining or entertaining.

Berryfields is a vibrant, modern community on the northern edge of Aylesbury, surrounded by attractive countryside. It benefits from open green spaces, childrens parks. Aylesbury Parkway station, offering direct

services to London Marylebone in approximately one hour. Local amenities include a Sainsbury's Local, a coffee shop, fish & chip shop, and various other conveniences. The development is also home to several well-regarded schools, including Green Ridge Primary Academy, Berryfields Church of England Primary School, and The Aylesbury Vale Academy.

Entrance Hall

Vinyl underfoot
Radiator

Cloakroom

WC
Wash hand basin
Vinyl underfoot
Window to front

Lounge

15' 1" max x 11' 2" max (4.60m max x 3.40m max)
TV point
Radiator
Vinyl flooring
French doors to rear

Kitchen

15' 9" max x 7' 10" max (4.80m max x 2.39m max)
Window to front

Fitted kitchen
Double stove
Extractor fan
Boiler
Integrated fridge freezer, dishwasher,
washing machine
Vinyl flooring
Radiator

Landing

Two cupboards
Window to front
Carpet underfoot
Radiator

Bedroom One (top Floor)

19' 8" max x 15' 1" max (5.99m max x 4.60m max)
Fitted blinds
Window to rear and front (velux)
Built in wardrobe
Carpet underfoot

Ensuite To Bedroom One

WC
Wash hand basin
Extractor fan
Shaving point
Towel radiator
Shower cubicle
Vinyl underfoot
Velux window to rear

Bedroom Two

15' 1" max x 10' 2" max (4.60m max x 3.10m max)
Window to rear
Radiator
Carpet underfoot

Bedroom Three

9' 10" max x 8' 6" max (3.00m max x 2.59m max)
Window to front with blinds
Carpet underfoot
Radiator

Bathroom

Part tiled
Vinyl underfoot
Window to side
Towel radiator
WC
Wash hand basin
Bath with mixer tap and shower overhead

Rear Garden

Patio
Laid lawn
Shed
Side gate access

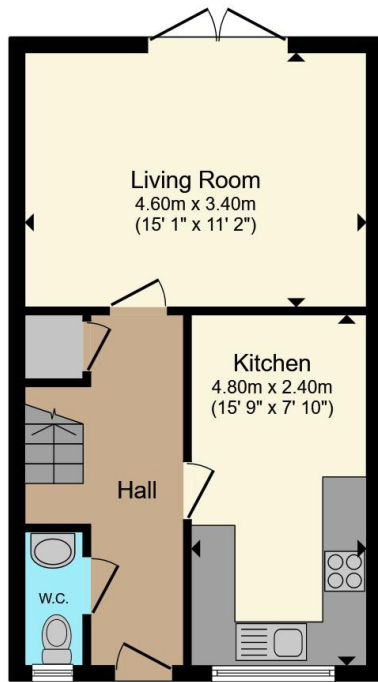
Parking

Allocated parking spaces directly in front of property
EV Car charging

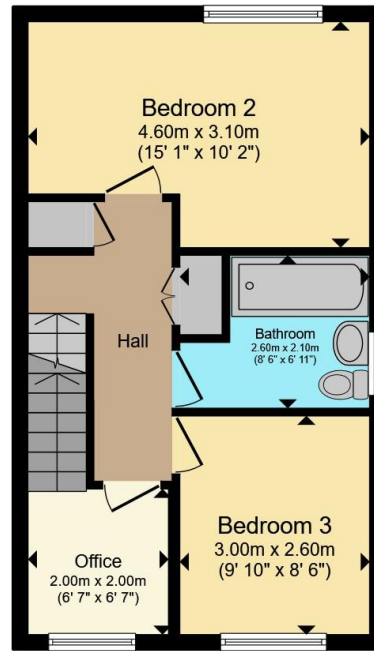








Ground Floor



First Floor



Second Floor

Total floor area 107.6 m² (1,158 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



To view this property please contact Connells on

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

Tenure: Freehold

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