

Connells

Pippin Road
AYLESBURY

Pippin Road
AYLESBURY HP18 0FW

for sale offers in the region of
£390,000







Property Description

A beautifully presented three-bedroom semi-detached home, ideally positioned within the ever-popular Berryfields development.

Step inside to a welcoming entrance hallway, finished with stylish vinyl flooring, generous understairs storage and a convenient guest WC. At the front of the property, the contemporary kitchen is fitted with sleek, light-toned cabinetry and comes fully equipped with integrated appliances, including a fridge/freezer, washing machine, dishwasher, and a double oven with electric hob.

To the rear, the bright and spacious living room offers an inviting setting for both relaxing and entertaining, with French doors opening out onto the garden and allowing natural light to pour in.

Upstairs, the first floor features two well-sized bedrooms, both served by a modern family bathroom. The top floor is dedicated to an impressive principal suite, complete with built-in wardrobes and its own private en-suite shower room.

Externally, the landscaped rear garden provides a pleasant mix of lawn and patio—perfect for outdoor dining or unwinding during the warmer months.

AGENTS NOTE: Please note that the AML fee covers 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

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 infront of property
EV Car charging







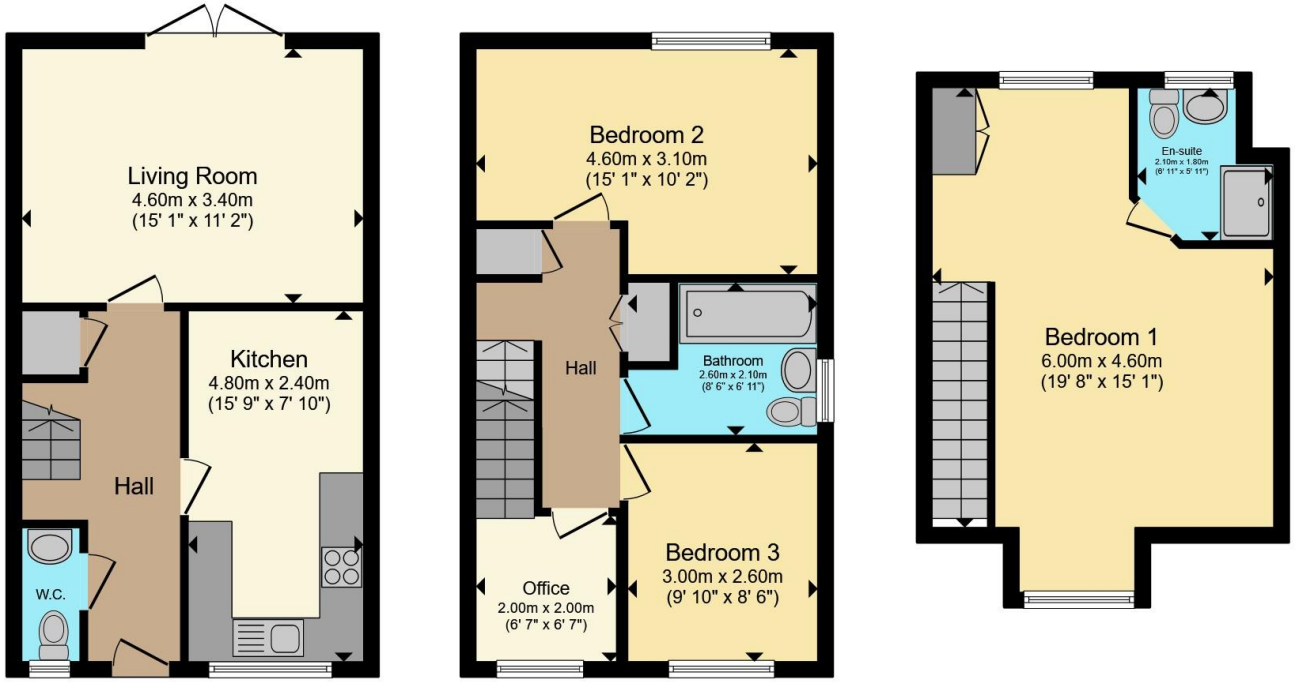












Ground Floor **First Floor** **Second Floor**

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

Connells

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2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: B

Council Tax Band: D

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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