



Ensbury Path Aylesbury HP20 2EP

for sale offers in excess of
£330,000



Property Description

The entrance hall provides access to the lounge, kitchen, WC, and a useful built in storage cupboard, with stairs rising to the first floor. The lounge is a bright and spacious reception room, enjoying excellent natural light from dual-aspect double glazed windows and sliding patio doors opening onto the rear garden. The kitchen is fitted with a range of wall and base units with complementary worktops. There is ample space and plumbing for appliances, a rear aspect window, and a door leading into the conservatory. The conservatory provides an additional versatile living space, flooded with natural light from rear and roof glazing. It features laminate flooring, a practical utility area with space for appliances, and French doors opening to the garden. The WC comprises a low level WC, wash hand basin, partially tiled walls, and an obscure side aspect window.

To the first floor, the landing leads to three well proportioned bedrooms and the shower room. The shower room is fitted with a three piece suite including a walk in shower enclosure, vanity set wash hand basin, low level WC, tiled walls and flooring, and a front aspect window.

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

Wooden flooring
Radiator

Cloakroom

Wooden flooring
WC
Wash hand basin
Window to side

Lounge

20' 3" x 11' 9" (6.17m x 3.58m)
Wooden flooring
Window to front
Radiator
Sliding door to garden

Kitchen

10' 3" x 10' 9" (3.12m x 3.28m)
Wooden flooring
Boiler - serviced yearly
Radiator
Wall and base units
Space for fridge freezer

Conservatory

10' 4" x 9' 8" (3.15m x 2.95m)
Wooden flooring
Door to garden
Window to side

Utility area

Landing

Wooden flooring

Loft access - fully insulated and boarded

Bedroom One

11' 2" x 13' 5" (3.40m x 4.09m)

Wooden flooring

Window to rear

Radiator

Bedroom Two

10' 2" x 10' 4" (3.10m x 3.15m)

Carpet underfoot

Window to rear

Radiator

Bedroom Three

12' 6" x 7' 5" (3.81m x 2.26m)

Wooden flooring

Window to front

Radiator

Bathroom

Tiling underfoot

Walk in shower

Wash hand basin

WC

Window to front

Front Garden

Laid lawn

Rear Garden

Enclosed fencing

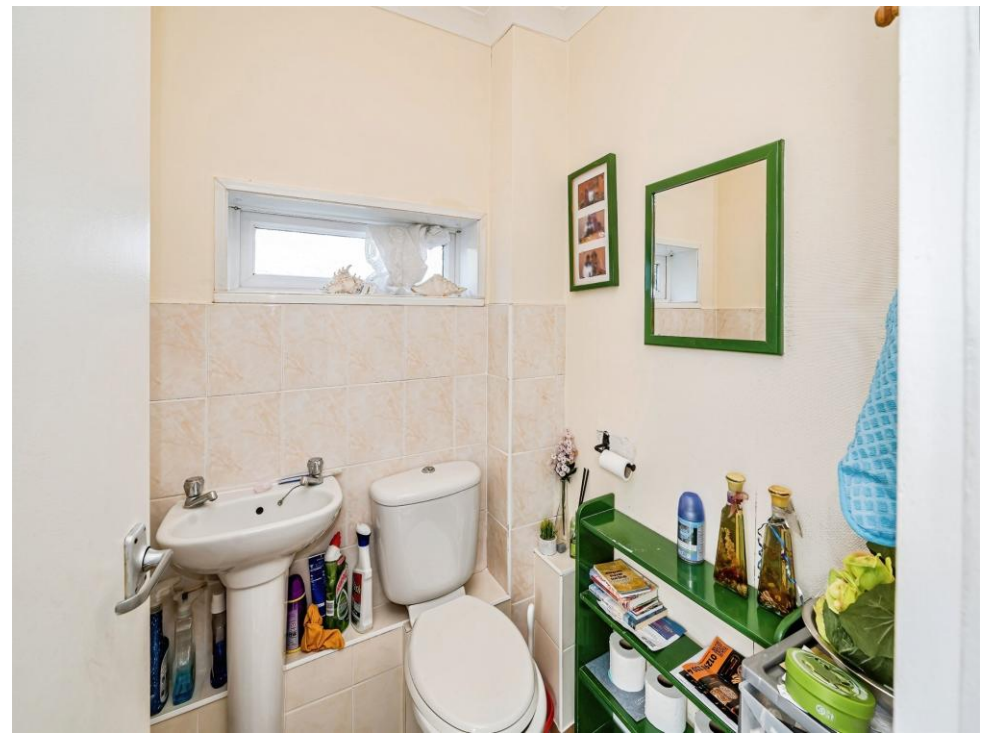
Laid lawn

Outside tap

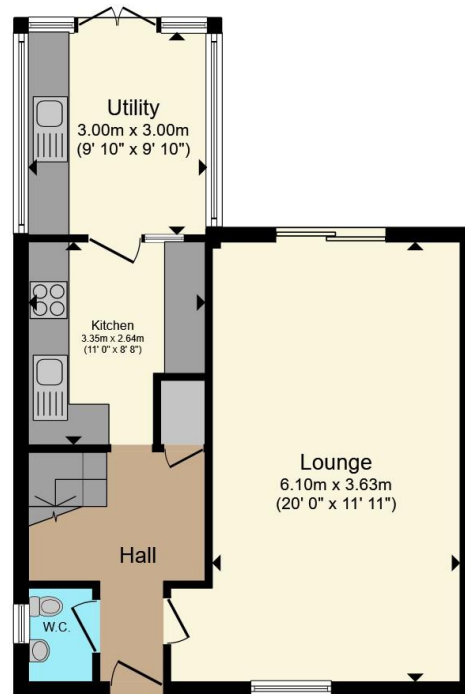
Parking

On street

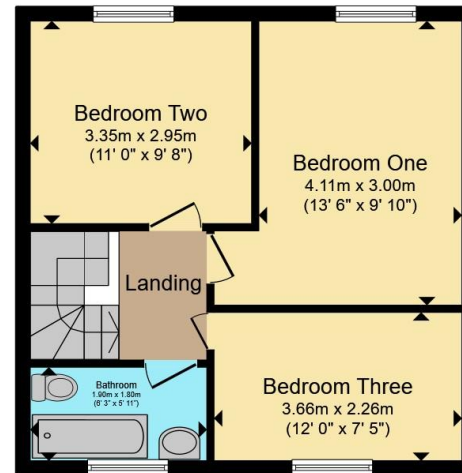








Ground Floor



First Floor

Total floor area 91.0 m² (980 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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2 Temple Street
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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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