



Connells

Goosen Green
AYLESBURY

Goosen Green
AYLESBURY HP21 9BX

for sale offers in the region of
£425,000



Property Description

Step inside to a welcoming entrance hallway with stylish wood-effect flooring that flows seamlessly into the front-aspect living room. A standout feature fireplace adds warmth and charm, making it the perfect space to relax and unwind.

To the rear, the spacious kitchen/diner is flooded with natural light thanks to elegant French doors that open directly onto the enclosed garden. The kitchen is well-equipped with a range of wall and base units, electric oven, gas hob, and designated spaces for a dishwasher, washing machine, and fridge/freezer. From here, you'll also find access to the garage and a convenient downstairs cloakroom/wet room.

Upstairs, the landing offers loft access and leads to three well-proportioned bedrooms—two of which benefit from built-in wardrobes. A contemporary family bathroom serves the floor, complete with a bath and mixer shower.

The rear garden is fully enclosed and features a newly laid patio and lawn—ideal for summer entertaining or peaceful afternoons. To the front, the property boasts driveway parking and a garage with power and lighting, providing additional storage or workshop potential.

Bedgrove is a highly desirable Southside residential area with local amenities including Jansel Square comprising of two mini supermarkets, a newsagent, dry cleaners,

takeaways, doctors surgery, pharmacy and a local pub. Bedgrove Primary School is highly regarded and adjacent to a large recreational park.

Entrance Hall

Door to front
Wood effect flooring

Cloakroom/Wet Room

Window to rear
WC
Wash hand basin
Towel radiator

Lounge

13' 7" max x 11' 11" max (4.14m max x 3.63m max)
Window to front
Wood effect flooring
Feature fireplace
Radiator

Kitchen/Diner

17' 11" max x 9' 11" max (5.46m max x 3.02m max)
French doors to rear
Window to rear
Wall and base units
Tiling underfoot
Gas hob and electric oven

Sink/drainer
Space for dishwasher, washing machine and fridge/freezer

Landing

Loft access
Window to side
Carpet underfoot

Bedroom One

12' 8" max x 9' 8" max (3.86m max x 2.95m max)
Window to front
Carpet underfoot
Radiator

Bedroom Two

12' 3" max x 11' 1" max (3.73m max x 3.38m max)
Window to rear
Carpet underfoot
Radiator

Bedroom Three

8' max x 8' 8" max (2.44m max x 2.64m max)
Window to front
Carpet underfoot
Radiator

Bathroom

Window to rear
WC
Wash hand basin
Fully tiled

Towel radiator
Bath/mixer with shower

Rear Garden

Enclosed garden
New patio
Laid lawn

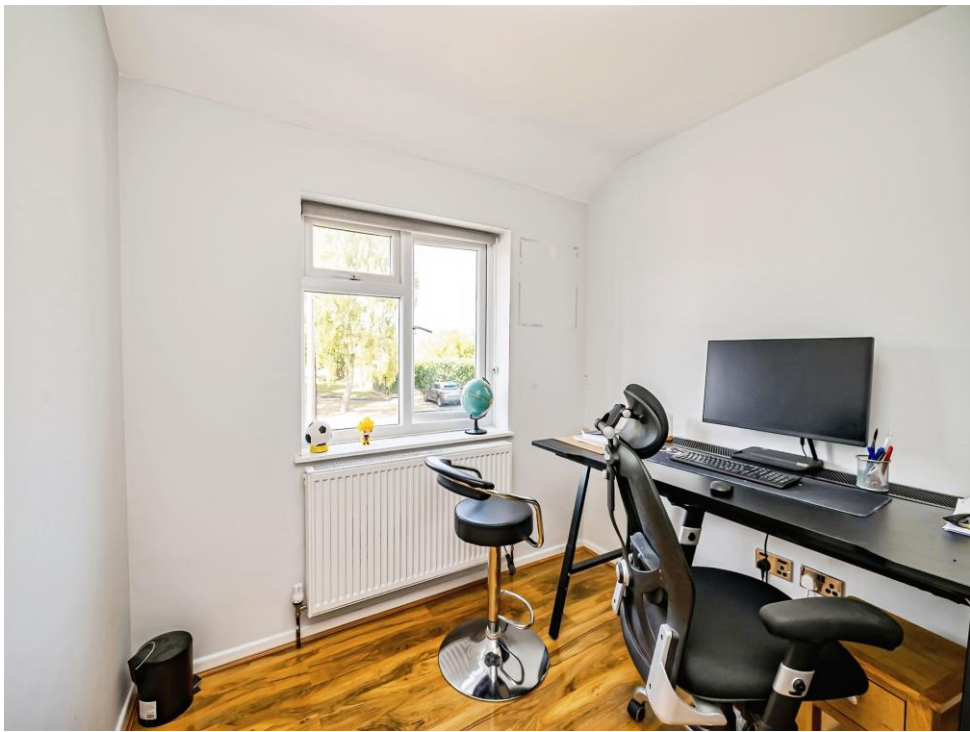
Parking

Driveway

Garage

20' 3" max x 8' 2" max (6.17m max x 2.49m max)
Door to side
Up and over door
Power and lighting









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.focalagent.com

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

Tenure: Freehold

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