



Ensburry 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 an obscure front aspect window.

Externally, the property enjoys a generous enclosed rear garden, featuring a paved patio seating area, lawn with mature shrubs and established planting, a decked area, and a timber shed for additional storage. On street parking is available.

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

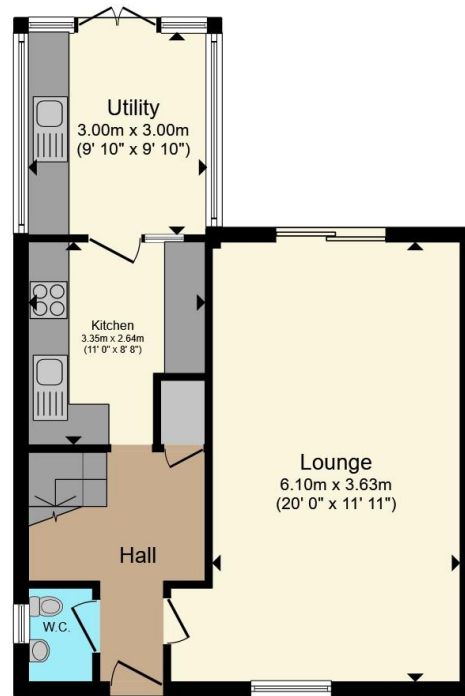
Parking

On street

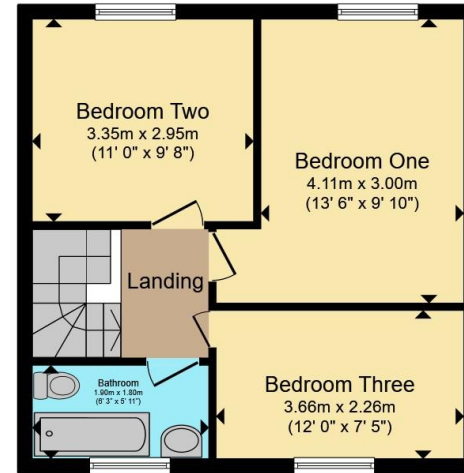








Ground Floor



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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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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