



Connells

Whinham Green
Aylesbury



Property Description

A beautifully presented four double bedroom detached family home with stunning curb appeal, driveway parking for multiple vehicles, a garage, and a landscaped rear garden. Ideally located with excellent transport links and within catchment for well-regarded schools, this immaculate home is perfect for modern family living.

The accommodation begins with a welcoming entrance hall offering useful storage and stairs to the first floor. The ground floor features a dual-aspect study providing an ideal home-working space, a convenient downstairs WC, and a bright living room with French doors opening onto the rear garden. Flowing through is the dining room, also benefiting from French doors, which leads into the contemporary kitchen fitted with sleek wall and base units and integrated appliances.

To the first floor are four generously sized double bedrooms, with the principal bedroom enjoying a modern en-suite shower room. The remaining bedrooms are served by a stylish family bathroom fitted with a bath and shower over.

Externally, the fully enclosed rear garden has been expertly landscaped, featuring composite decking, embedded lighting, and an Indian sandstone patio—ideal for entertaining. Further benefits include

driveway parking for multiple cars and a garage.

Entrance Hall

Door to front
karndeian flooring
radiator

Cloakroom

Window to side
Integrated WM
karndeian flooring underfoot
sink/drainier
base units

Study

9' 10" x 8' 6" (3.00m x 2.59m)
Window to front
radiator
karndeian flooring

Lounge

15' 5" MAX x 12' 10" MAX (4.70m MAX x 3.91m MAX)
French doors to rear
karndeian flooring underfoot
radiator

Dining Room

12' 6" MAX x 10' 6" MAX (3.81m MAX x 3.20m MAX)

French doors to rear
karndeian flooring underfoot
radiator

Kitchen

15' 5" MAX x 10' 6" MAX (4.70m MAX x 3.20m MAX)

Window to front
Karndeian flooring underfoot
radiator
wall & base units
electric oven &hob
integrated FF, WM & DW

Landing

Carpet underfoot
loft access
airing cupboard

Bedroom One

15' 9" MAX x 11' 10" MAX (4.80m MAX x 3.61m MAX)

Window to front
carpet underfoot
radiator

En Suite

Window to front
WC
WHB
Towel rad
part tiling
shower cubicle

Bedroom Two

15' 5" MAX x 11' 10" MAX (4.70m MAX x 3.61m MAX)

Window to front
carpet underfoot
radiator

Bedroom Three

13' 1" max x 10' 10" max (3.99m max x 3.30m max)

Window to rear
carpet underfoot
radiator

Bedroom Four

12' 6" max x 8' 2" max (3.81m max x 2.49m max)

Window to rear
Carpet underfoot
radiator

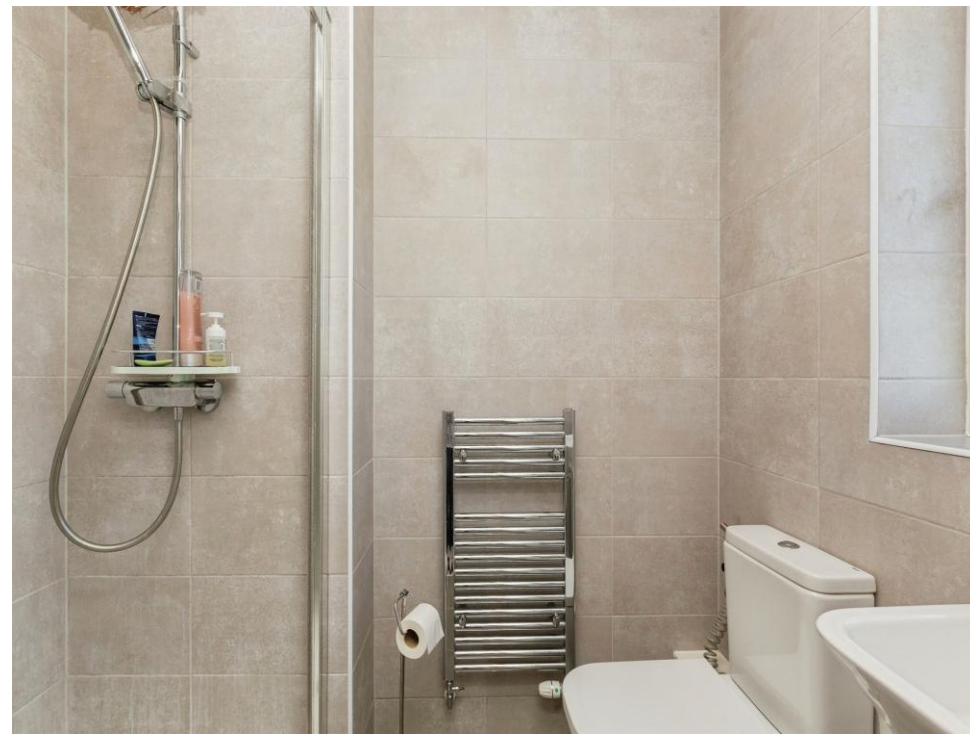
Bathroom

WC
WHB
Tiling underfoot
part tiling
towel rad
shaving point
bath/mixer

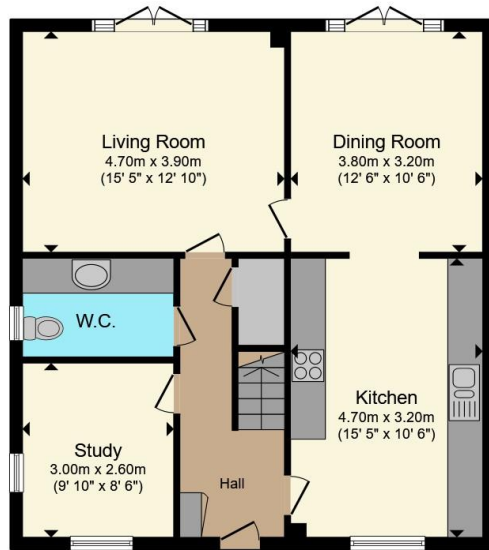
Rear Garden

Indian Sandstone
Imbedded lighting

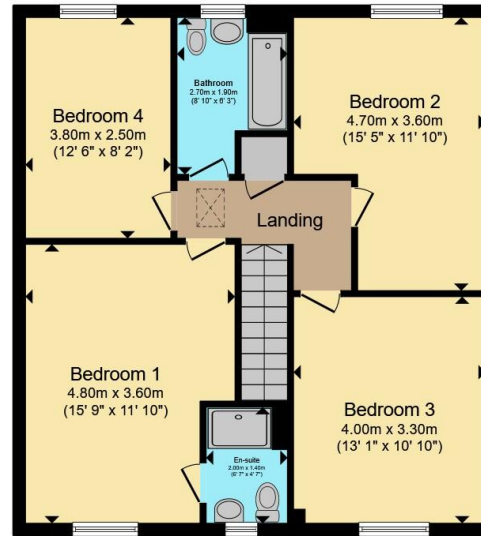




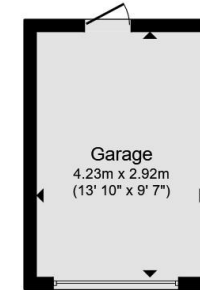




Ground Floor



First Floor



Garage

Total floor area 149.8 m² (1,612 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: B Council Tax
 Band: B

Tenure: Freehold

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