



**Connells**

Pippin Road  
AYLESBURY



## 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.

Berryfields is a vibrant and established community located on the northern outskirts of Aylesbury, surrounded by open green spaces and local parks. The area benefits

from excellent amenities, while Aylesbury Parkway station offers direct links to London Marylebone in approximately one hour. With a range of well-regarded schools nearby, this home is ideally suited to both families and commuters.

## 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

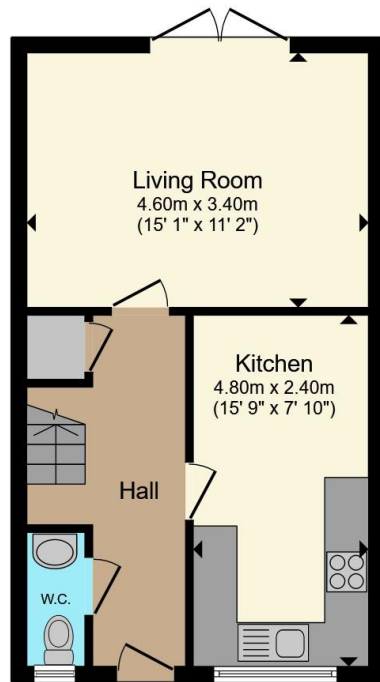
### Parking

Allocated parking spaces directly in front of property  
EV Car charging

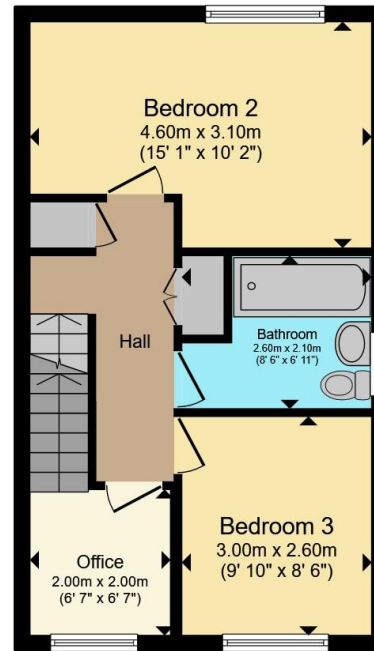








**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 107.6 m<sup>2</sup> (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](http://www.propertybox.io)



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

Tenure: Freehold

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