



**Connells**

Howards Hill Green  
Aylesbury



## Property Description

Tucked away in the ever-popular Buckingham Park development, this beautifully extended four-bedroom townhouse delivers generous and versatile living across three thoughtfully designed floors—tailored perfectly for contemporary family life.

Upon entry, you're greeted by a welcoming hallway that leads into a cosy lounge, where elegant French doors invite natural light and offer direct access to the rear garden. The kitchen continues this bright and airy ambiance, boasting matching French doors, sleek navy cabinetry, a gas hob, electric oven, and plenty of space for additional appliances. A ground floor WC adds a touch of everyday convenience.

At the rear, a striking extension has transformed the property with a stunning conservatory-style glass room. Complete with porcelain flooring, dual heaters, and space for a jacuzzi, it's a year-round haven for relaxation and entertaining.

Upstairs, the first floor features two generously sized bedrooms, including a master suite with its own private en-suite. The top floor offers two further bedrooms, complemented by a spacious family bathroom—ideal for guests, children, or a home office setup.

Outside, the fully enclosed south-facing garden combines a porcelain patio with a lush lawn, creating the perfect setting for summer gatherings or tranquil mornings. The former carport has been cleverly converted into a garage, offering secure parking or additional storage.

### Entrance Hall

Door to front  
Radiator

### Cloakroom

WC  
Wash hand basin  
Radiator

### Lounge

15' max x 10' 4" max ( 4.57m max x 3.15m max )  
French doors to rear  
Window to front  
Laminate flooring  
Radiator

### Kitchen

15' x 10' ( 4.57m x 3.05m )  
Window to front  
French doors to rear

Wall and base units

Gas hob and electric oven

Range cooler

## Conservatory/Glass Room

23' 1" max x 9' 10" max ( 7.04m max x 3.00m max )

Porcelain patio underfoot

Two heaters

Space for jacuzzi

## Landing

Carpet

## Bedroom One

15' max x 10' 4" max ( 4.57m max x 3.15m max )

Window to front and rear

Carpet underfoot

Radiator

## En-Suite

Window to front

WC

Wash hand basin

Shower cubicle

Radiator

Part tiling

## Bedroom Two

15' max x 10' max ( 4.57m max x 3.05m max )

Window to rear and front

Carpet underfoot

Radiator

## Bedroom Three

15' max x 10' max ( 4.57m max x 3.05m max )

Window to front and rear

Carpet underfoot

Radiator

## Bedroom Four

15' max x 10' max ( 4.57m max x 3.05m max )

Window to front and rear

Carpet underfoot

Radiator

## Bathroom

WC

Wash hand basin

Bath/mixer

Towel radiator

Part tiling

Window to front

## Rear Garden

Porcelain patio

Laid lawn

Enclosed fencing

South facing

## Garage

18' 5" max x 12' 3" max ( 5.61m max x 3.73m max )

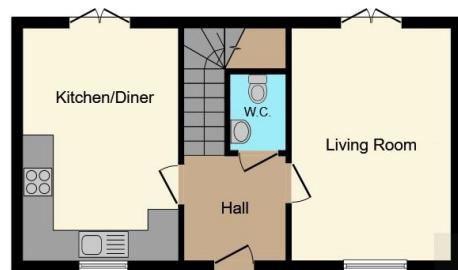
Electric roll door

French doors to rear

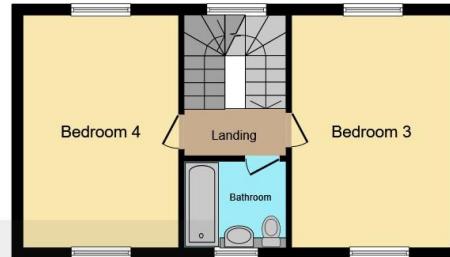




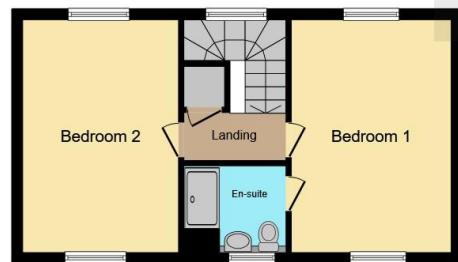




**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

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EPC Rating: C    Council Tax  
Band: E

Tenure: Freehold

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