



Connells

Tyson Road
Aylesbury



Property Description

Step inside this beautifully presented home and you're greeted by a welcoming entrance hall, complete with soft carpeting, a handy storage cupboard and a convenient downstairs WC. The spacious kitchen/dining room forms the hub of the house, offering modern light-toned units, integrated appliances, a breakfast bar and a separate pantry cupboard. French doors open directly onto the rear garden, creating an ideal setting for relaxed family living or entertaining. A bright, airy reception room with its own patio doors and additional storage completes the ground floor.

The first floor features two generous bedrooms, including one with built-in wardrobes and access to a private balcony-a perfect spot to unwind. A contemporary family bathroom with a bath, WC and wash hand basin serves this level.

The top floor hosts three further bedrooms, all benefiting from built-in wardrobes. The master bedroom enjoys its own en-suite shower room, and a second family bathroom provides added convenience.

Outside, the property boasts a fully enclosed rear garden laid to lawn with a patio area, ideal for outdoor dining. The home also comes with three allocated parking spaces.

Situated on the outskirts of Aylesbury, the

property is surrounded by attractive open countryside and is well placed for Aylesbury Parkway station, offering rail links to London in around an hour. The area is within catchment for highly regarded schools and benefits from nearby amenities.

Entrance Hall

Door to front
Carpet underfoot
Storage cupboard
Window to front

Cloakroom

WC
Wash hand basin

Kitchen/Dining

18' 11" max x 9' 3" max (5.77m max x 2.82m max)
Window to front and rear
Fitted stylish light kitchen
Breakfast bar
Integrated fridge/freezer
Electric oven and gas hob
Sink/drainer
Door to rear
Pantry

Reception Room

16' 7" x 13' (5.05m x 3.96m)

Patio doors to rear

Window to front

Storage cupboard

Carpet underfoot

Landing On First Floor

Storage cupboard

Carpet underfoot

Bedroom Two (first Floor)

16' 9" x 13' (5.11m x 3.96m)

Window to rear

Carpet underfoot

Built in wardrobes

Doors to balcony

Bedroom Three (first Floor)

18' 11" x 9' 3" (5.77m x 2.82m)

Window to front and rear

Carpet underfoot

Bathroom

WC

Wash hand basin

Bath

Window to front

Landing On Second Floor

Storage cupboard

Carpet underfoot

Bedroom One (second Floor)

16' 10" x 9' 7" (5.13m x 2.92m)

Carpet underfoot

Window to front and rear

Built in wardrobe

Access to en-suite bathroom

En-Suite To Bedroom One

Shower cubicle

WC

Wash hand basin

Bedroom Four (second Floor)

11' 5" x 9' 9" (3.48m x 2.97m)

Window to rear

Built in wardrobe

Carpet underfoot

Bedroom Five (second Floor)

9' 3" x 8' 11" (2.82m x 2.72m)

Window to front

Carpet underfoot

Built in wardrobe

Bathroom

WC

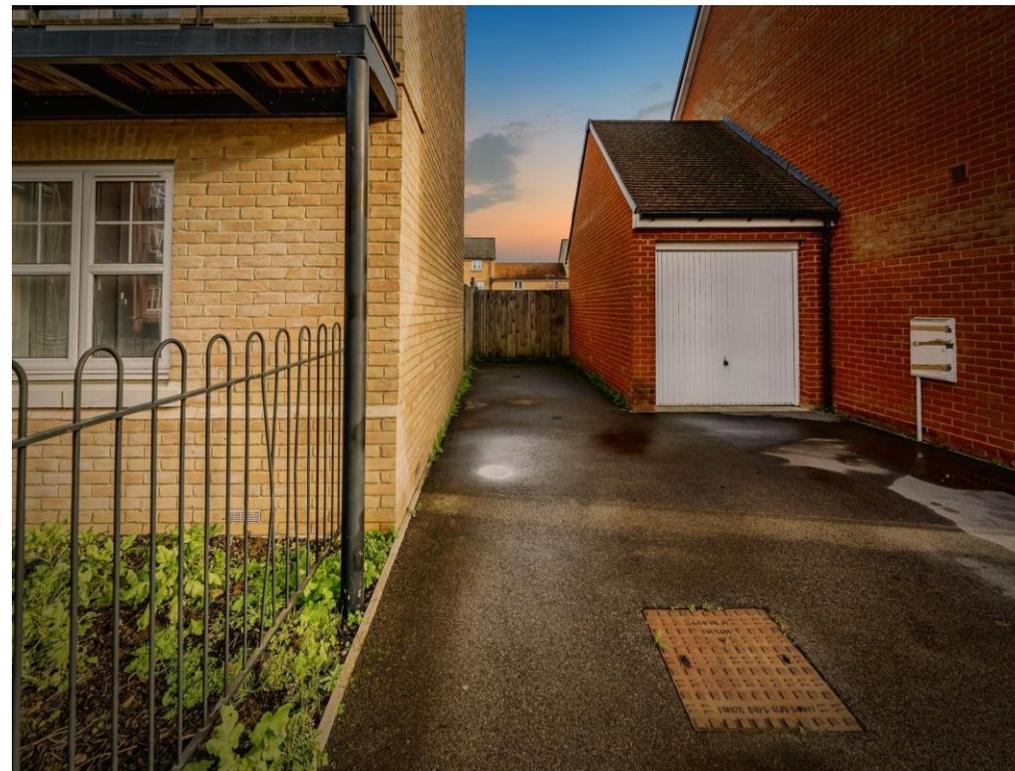
Wash hand basin

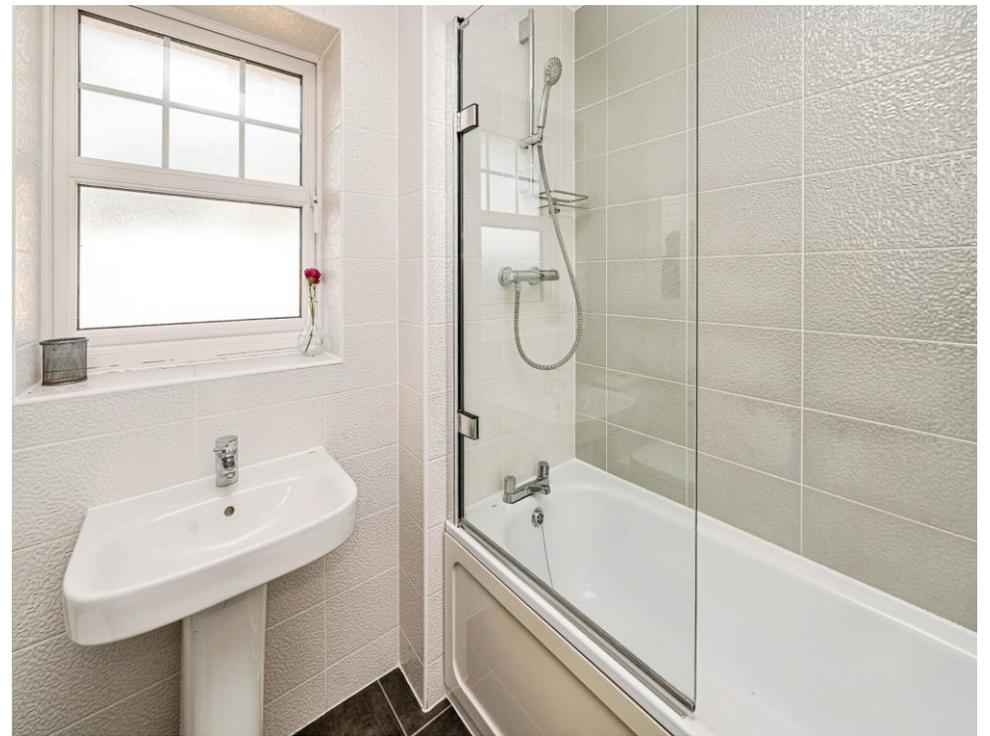
Bath

Window to front

Loft Space

Part boarded









Ground Floor



First Floor



Second Floor

Total floor area 146.2 m² (1,573 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: E

Tenure: Freehold

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