



Connells

Moore Crescent
Aylesbury



Property Description

Upon entering the property, you are welcomed by a bright entrance hall leading through to a spacious front aspect lounge—an ideal space for relaxing or entertaining. From here, access is provided to a convenient downstairs cloakroom/WC. To the rear of the ground floor, you will find a generously sized kitchen/diner, thoughtfully designed with both practicality and style in mind. The kitchen features a modern range of wall and base units, complemented by a large pantry cupboard for additional storage. There is ample space for a dining table, and French doors allow natural light to flood the room while providing seamless access to the rear garden.

To the first floor, the property offers three well-proportioned bedrooms. The principal bedroom benefits from integrated wardrobes and a private en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, fitted with a bath and overhead shower.

Externally, the landscaped rear garden has been designed for low maintenance living, featuring patio areas at both ends with a central laid lawn—perfect for outdoor entertaining or family use. The garden is enclosed by a combination of brick walling and fencing, with gated rear access leading to the street.

Further benefits include a garage and allocated parking.

Located within the ever-popular Berryfields development, conveniently positioned close to Aylesbury Parkway train station, as well as highly regarded local schools and amenities.

Entrance Hall

Door to front
Tiling underfoot
Window to side

Cloakroom

Radiator
Wash hand basin
WC
Lino underfoot

Lounge

13' 10" x 13' 2" (4.22m x 4.01m)
Carpet underfoot
Radiator
Window to front
Heating thermostat

Kitchen/Diner

16' 3" x 9' 7" (4.95m x 2.92m)
Window to side
French doors to rear garden
Integrated fridge freezer and washing

machine
Combi boiler
Sink/drain
Pantry cupboard
Wall and base units

Landing

Carpet underfoot
Radiator
Loft access - insulated
Window to side

Bedroom One

11' 2" x 11' (3.40m x 3.35m)
Window to front
Carpet underfoot
Shutter blinds
Double integrated cupboards
Access to ensuite

En-Suite

Shower cubicle
Wash hand basin
WC
Extractor fan
Lino underfoot

Bedroom Two

10' 6" x 9' 11" (3.20m x 3.02m)
Window to rear
Radiator
Carpet underfoot

Bedroom Three

10' 6" x 6' 4" (3.20m x 1.93m)
Window to rear
Carpet underfoot
Radiator

Bathroom

Bath with shower overhead
Wash hand basin
WC
Extractor fan - replaced a year ago
Lino underfoot

Front Garden

Laid lawn
Follows to side garden

Rear Garden

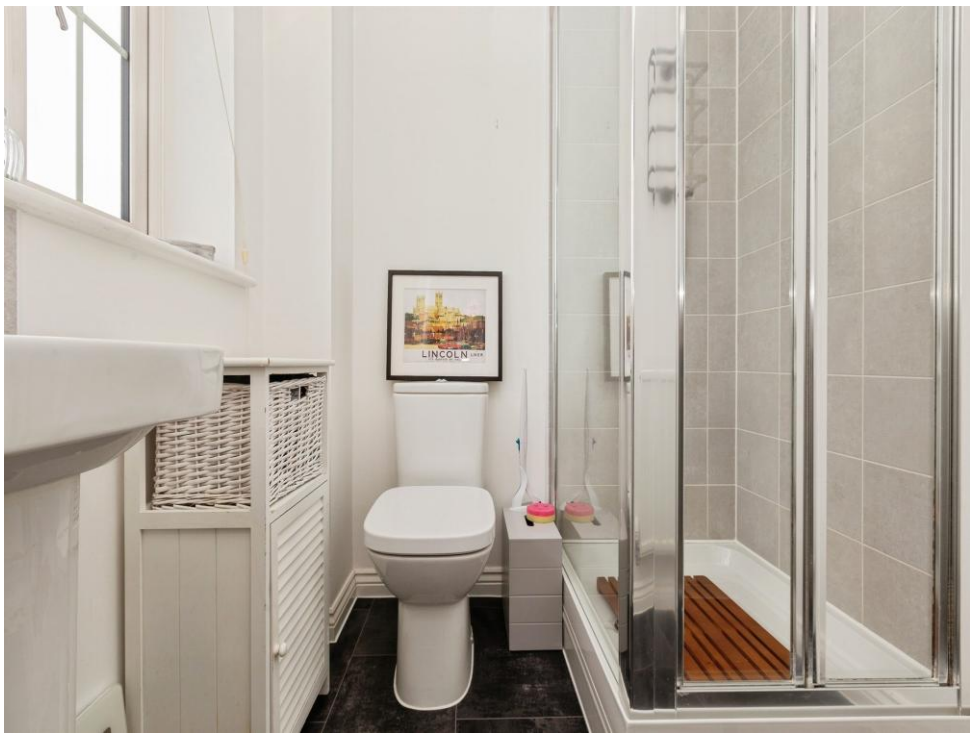
Patio area
Laid lawn
Side access to street

Parking

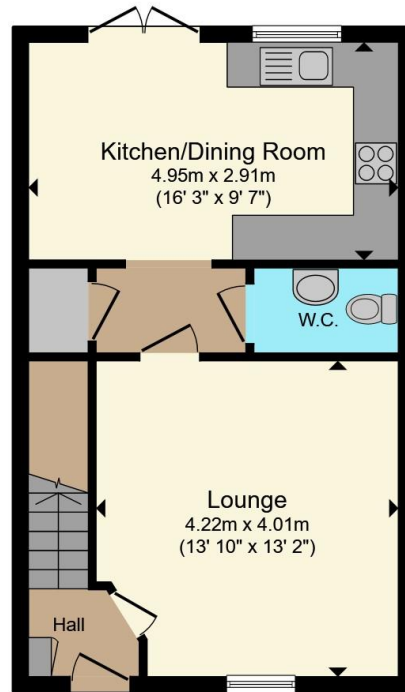
One parking space in front of property

Garage

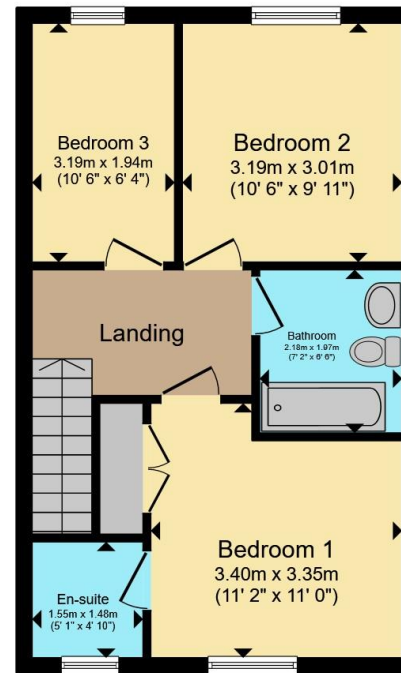








Ground Floor



First Floor

Total floor area 83.5 m² (899 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: C Council Tax
Band: D

Tenure: Freehold

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Property Ref: ALS312987 - 0002