



Connells

Braeburn Road
Aylesbury



Property Description

The ground floor features a welcoming entrance hall with a useful storage cupboard and a downstairs WC. The front-aspect kitchen-diner is finished to a modern specification, complete with integrated appliances, high-quality gloss units, and ample space for a dining area. To the rear, the bright living room enjoys generous natural light, enhanced by French doors opening directly onto the garden.

The first floor offers two comfortable bedrooms, both with carpet underfoot, along with the main family bathroom, fitted with a bath and overhead shower. Impressively, the entire second floor is dedicated to the principal bedroom, a spacious and airy retreat benefiting from built-in wardrobes and its own en-suite bathroom with shower cubicle.

Externally, the south-facing rear garden provides a peaceful outdoor space, surrounded by mature trees and shrubbery—ideal for relaxation or family enjoyment.

The property further benefits from a garage situated close by to which the land in front is also within the property title, providing secure parking and additional storage. The garage is included within the sale and is held on a long lease with approximately 989 years remaining. Positioned beneath a neighbouring

coach house, it offers a practical and convenient parking solution.

Entrance Hall

Tiled flooring
Door to front
Radiator

Cloakroom

WC
Wash hand basin
Tiled floor
Window to front
Radiator

Lounge

Two windows to rear
Oak flooring
French doors to garden
TV point
Radiator

Kitchen

Wall and base units
Tiled floor
Window to front
Radiator
Gas stove

Double electric oven
Integrated fridge/freezer
Sink/drain

Landing

Two cupboards
Carpet underfoot
Radiator

Bedroom Two

Window to rear
Carpet underfoot
Radiator

Bedroom Three

Window to front
Radiator
Carpet underfoot

Bathroom

Laminate underfoot
Bath with overhead shower
WC
Wash hand basin
Heated towel radiator
Extractor fan
Part tiled

Principle Bedroom (2nd Floor)

Window to front
Built in wardrobes

Radiator
Loft access
Access to ensuite bathroom
Skylight window at the rear
Large storage cupboard under the eaves
Carpet underfoot

Ensuite To Principle Bedroom

Skylight window
Vinyl underfoot
Heated towel radiator
Shower cubicle
WC
Wash hand basin
Extractor fan
Part tiling

Rear Garden

Side access
Raised decking
Paved patio area
South facing
Outdoor tap
Outdoor electrical socket
Shed

Parking

Space in front of garage to park
Visitor parking outside of property

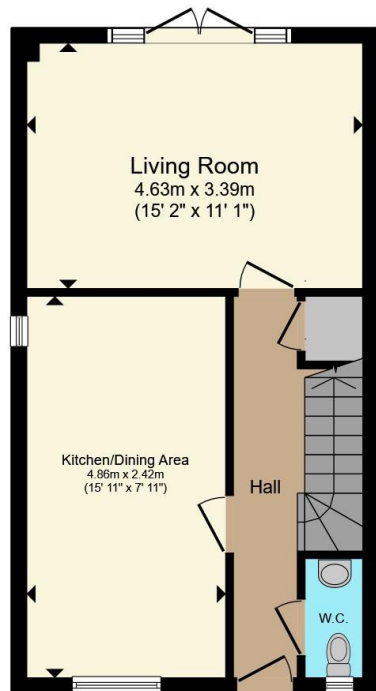
Garage

Up and over door
Included in sale and held on a long lease with

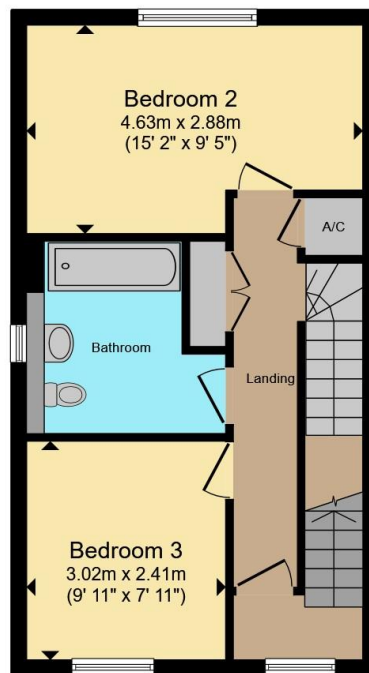




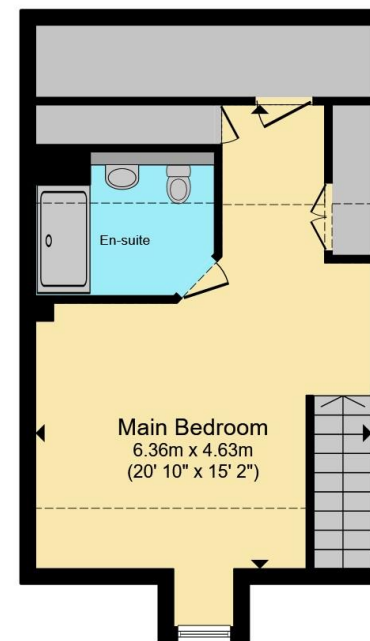




Ground Floor



First Floor



Second Floor

Total floor area 116.4 m² (1,253 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

Connells

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

Tenure: Freehold

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