



12 Phipps Close, Aylesbury

Aylesbury

£435,000





## 12 Phipps Close

Aylesbury, Aylesbury

Immaculate three bedroom link-detached home in quiet southside cul-de-sac. Modern kitchen, en suite, garage, driveway. Ideal for families or professionals. Move-in ready.

A modern development with easy access to neighbouring areas including Watermead and Bierton Village. There is good access to the A418 towards Milton Keynes and the A41 towards Tring and London. A doctor's surgery, pharmacy and Spar store can be found nearby on the Coppice. Primary & Junior School – Broughton & Secondary Schools – The Grange & Aylesbury Grammar Schools

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



### Entrance Hallway

- Wood-effect flooring, pendant ceiling light and carpeted stairs to the first floor.

- Access to downstairs cloakroom and living room.

### Cloakroom

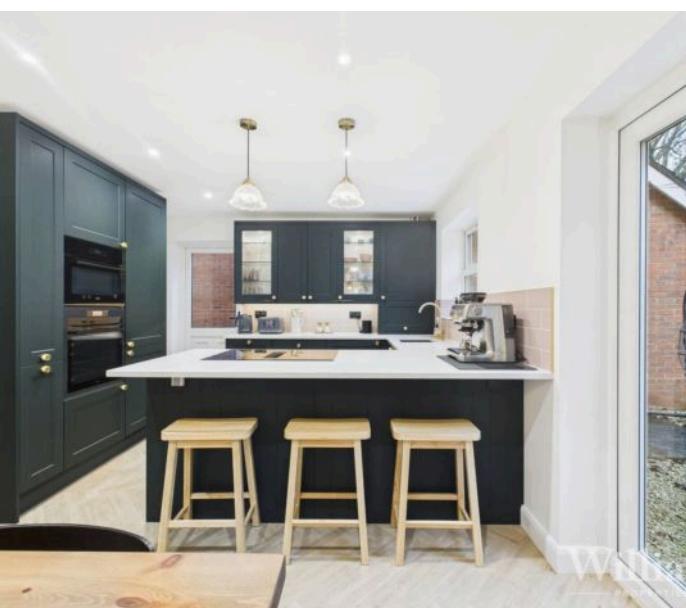
- Tiled flooring, pendant light, wall-mounted radiator and frosted front window.
- Hand wash basin with hot/cold taps and low-level WC.

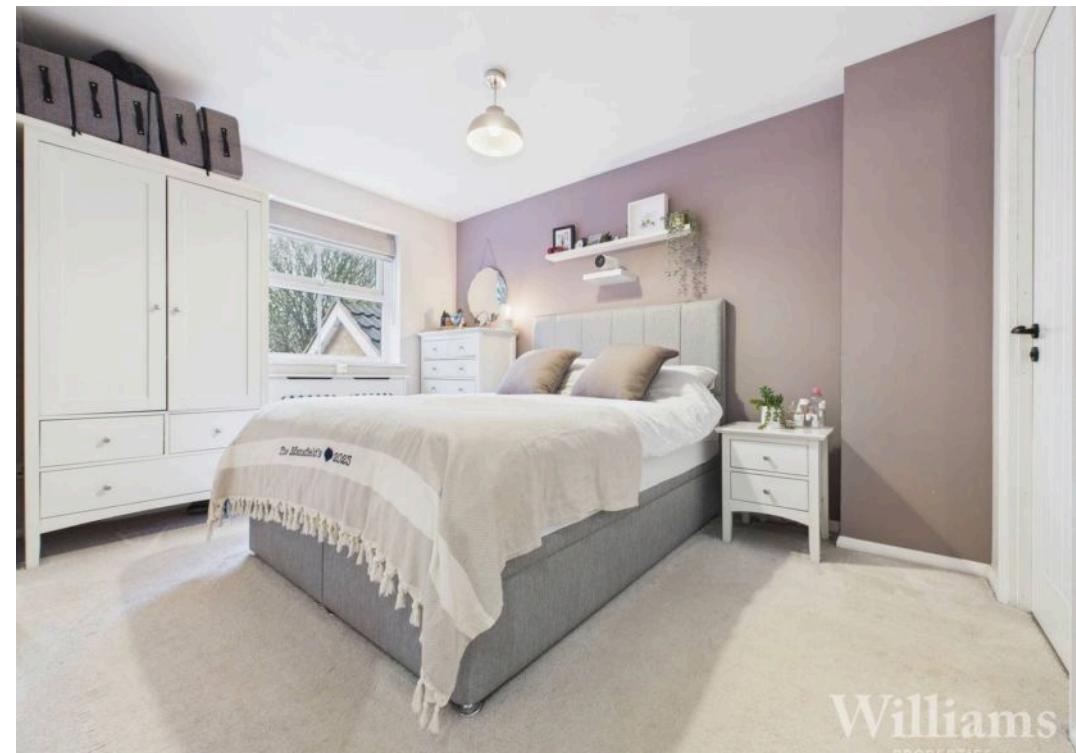
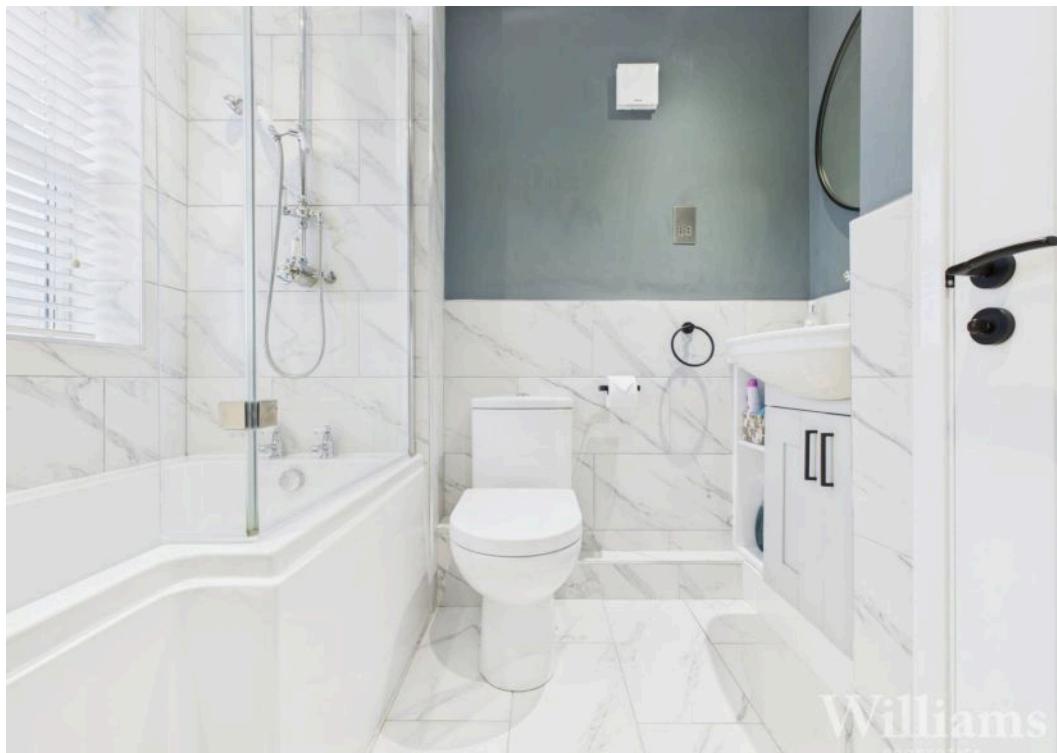
### Living Room

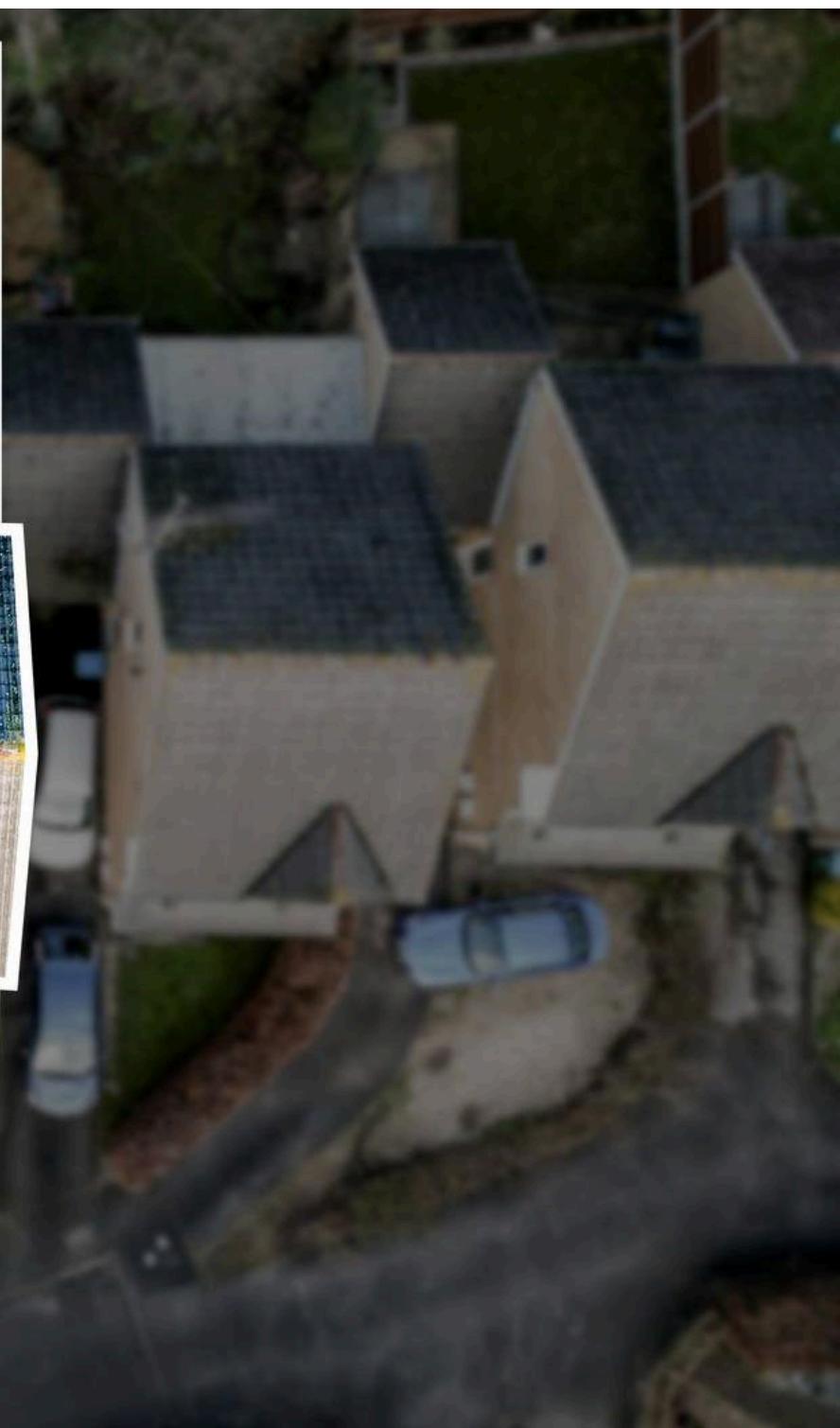
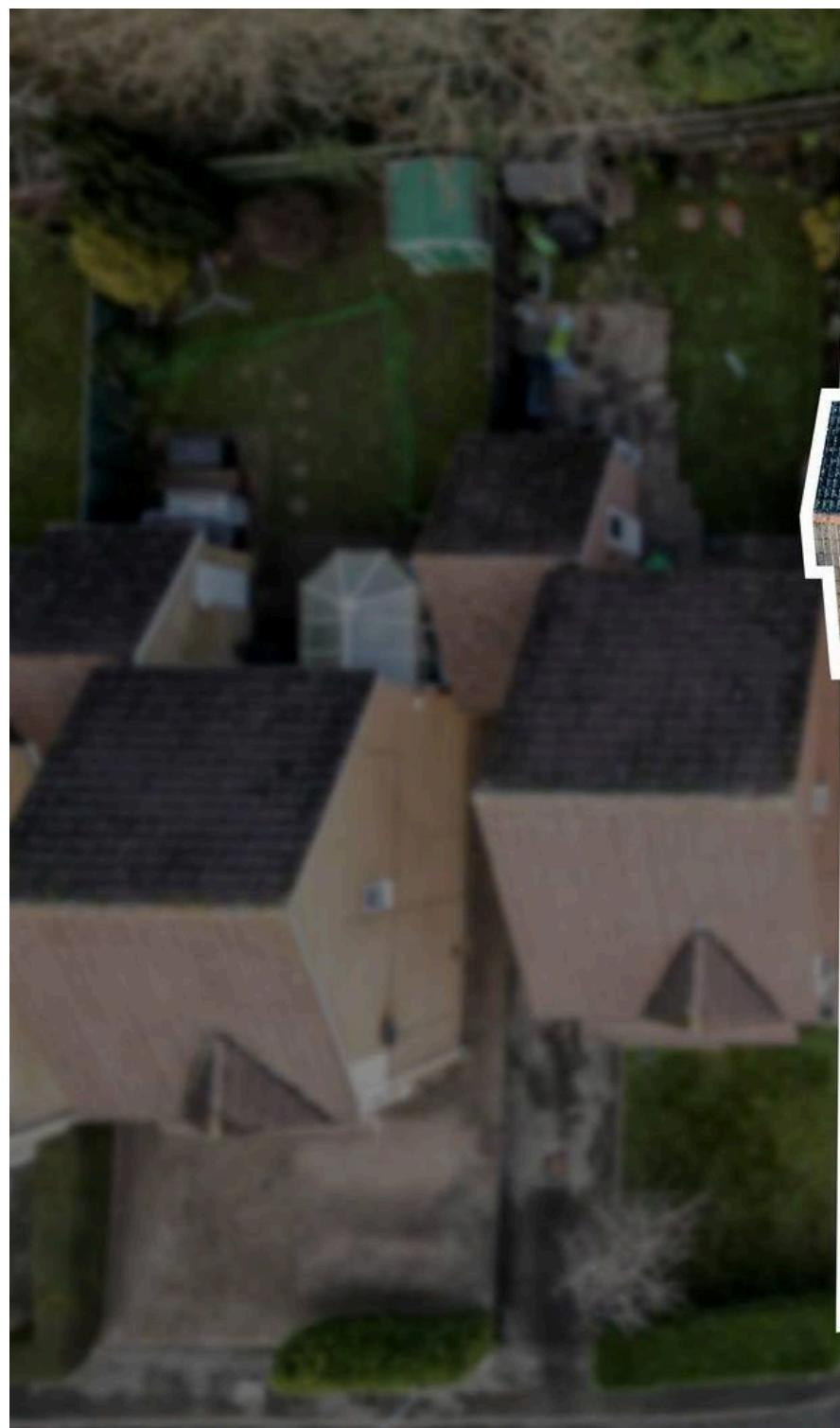
- Wood-effect flooring, pendant light and two wall-mounted radiators.
- Bay window to front, archway to kitchen/diner and space for lounge furniture.

### Kitchen / Diner

- Wood-effect flooring with pendant, spot and wall lighting; vertical radiator and under-stairs storage.
- High-end integrated appliances, French doors and window to garden, side door to driveway and dining space.









### Landing

- Carpeted landing with pendant light and side window.
- Doors to family bathroom and all three bedrooms.

### Bedroom Three

- Carpeted room with pendant light, rear window and wall-mounted radiator.
- Space for a single bed and additional furniture.

### Bedroom Two

- Carpeted room with pendant light, front window and wall-mounted radiator.
- Space for a double bed and bedroom furniture.

### Master Bedroom

- Carpeted room with pendant light, rear window and wall-mounted radiator.
- Space for a double bed with door to en suite.

### En Suite

- Tiled flooring and splash areas with spotlights and frosted side window.
- Enclosed shower, low-level WC, vanity basin and wall-mounted radiator.



Approximate total area<sup>(1)</sup>

954 ft<sup>2</sup>

88.5 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1