



Connells

Park Street
Aylesbury



Property Description

This well-proportioned three-bedroom mid-terrace home is ideally located close to Aylesbury town centre and offers ample living space along with front and rear gardens and a bright conservatory.

The property opens with an entrance hall leading into a spacious front-aspect living room, beautifully enhanced by a standout feature fireplace. To the rear, the kitchen provides a range of wall and base units, a gas range cooker, and space for both a fridge and dishwasher. The ground floor also includes a family bathroom fitted with a bath and overhead shower, as well as a charming conservatory—an ideal spot for enjoying the sun throughout the summer months.

Upstairs, the first floor hosts three generously sized bedrooms, with the landing offering both loft access and an airing cupboard.

Externally, the home features a small, walled front garden and a well-sized rear garden mainly laid to lawn, complete with a patio area and a sunny aspect. There is a right of access across the rear garden for convenient passage to the front of the property. Parking is provided on street.

Entrance Hall

Door to front
Laminate underfoot
Radaiitor

Lounge/Diner

21' 7" x 14' 7" (6.58m x 4.45m)
Window to front
Laminate underfoot
Feature fireplace
Window to rear

Kitchen

9' x 6' 9" (2.74m x 2.06m)
Window to side
Tiling underfoot
Wall and base units
Sink/drainer
Space for dishwasher and fridge freezer
Gas range cooker
Part tiling

Conservatory

12' 11" x 6' 3" (3.94m x 1.91m)
Door to rear
Tiling underfoot

Landing

Loft access
Airing cupboard

Bedroom One

14' 8" x 10' 9" (4.47m x 3.28m)
Two windows to front
Wood effect flooring

Radiator

Bedroom Two

10' 1" x 9' 4" (3.07m x 2.84m)

Window to rear

Carpet underfoot

Radiator

Bedroom Three

9' 1" x 7' (2.77m x 2.13m)

Window to rear

Carpet underfoot

Radiator

Bathroom

Window to rear

Tiling underfoot

Fully tiled

WC

Wash hand basin

Bath/mixer with shower

Garden

Long garden with right of access

Parking

On street









Total floor area 84.7 m² (912 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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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

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