



Connells

Stadium Approach
Aylesbury



Property Description

Set across three well-designed floors, this spacious four-bedroom family home offers versatile living accommodation in a sought-after village setting.

Upon entering the property, you are welcomed into a bright entrance hall which provides access to a convenient downstairs cloakroom and a front-aspect study that also serves perfectly as a fourth bedroom. The ground floor further benefits from a useful separate utility room, complete with plumbing and space for both a washing machine and dryer. To the rear of the property is a generous kitchen/dining room, flooded with natural light through patio doors that open onto the garden. This social hub of the home offers ample space for white goods and a dining area, ideal for everyday living and entertaining.

The first floor features a front-aspect lounge, creating a comfortable and relaxing living space. Completing this level is a well-proportioned bedroom served by the main family bathroom, fitted with a bathtub, wash hand basin and WC. The second floor is dedicated to the impressive master bedroom, benefiting from built-in wardrobes and its own private ensuite shower room. A further bedroom is also located on this floor, making it ideal for family, guests, or additional office space.

Externally, the property boasts a split-level rear garden with both patio and lawned areas—perfect for outdoor dining and

relaxation. The home is further enhanced by solar panels for energy efficiency.

Entrance Hall

New flooring

Cloakroom

WC

Wash hand basin

Study/Bedroom Four

12' 4" x 7' 8" (3.76m x 2.34m)

Front aspect window

Carpet underfoot

Utility Room

7' 9" x 5' 5" (2.36m x 1.65m)

Base units

Sink

Part tiling

Plumbing for washing machine

Space for washer and dryer

Kitchen/Diner

14' 6" x 12' 2" (4.42m x 3.71m)

Rear Window

French doors to rear

Wall and base units

Space for dishwasher and fridge freezer

Sink/drainage

Electric oven and gas hob
Wood flooring

Lounge (first Floor)

14' 5" x 13' 11" (4.39m x 4.24m)
Carpet underfoot
Front aspect window

Bathroom

Bath
WC
Wash hand basin
Part tiling
Window to rear

Bedroom Three

10' x 6' 7" (3.05m x 2.01m)
Window to rear
Carpet underfoot

Master Bedroom (top Floor)

14' 1" x 12' 6" (4.29m x 3.81m)
Window to front
Carpet underfoot
Built in wardrobe

Ensuite To Master

Shower cubicle
WC
Wash hand basin
Shaving point
Part tiling

Bedroom Two

14' 7" x 10' (4.45m x 3.05m)
Window to rear
Carpet underfoot

Rear Garden

Split level garden
Patio
Laid lawn
Enclosed fencing with back gate
Solar panels
EV car charger

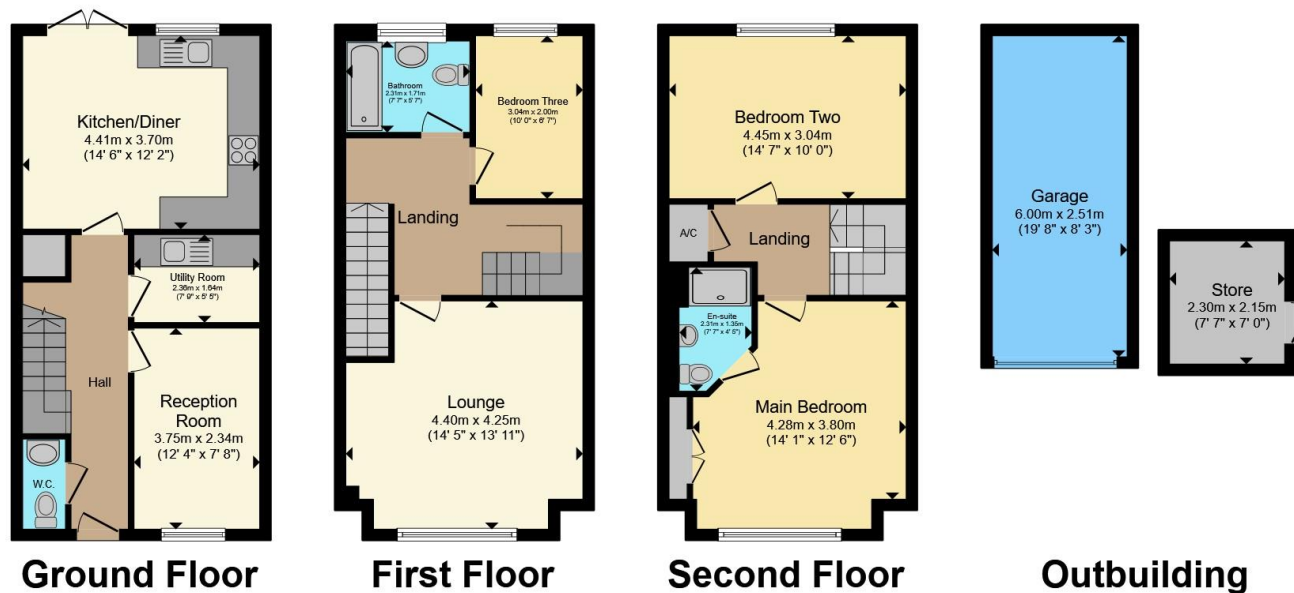
Garage

19' 8" x 8' 3" (5.99m x 2.51m)









Total floor area 140.1 m² (1,508 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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 Band: D

Tenure: Freehold

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