



MALVERN ROAD, BROUGHTON, AYLESBURY

£485,000
FREEHOLD

Rarely available three bed semi-detached family home, situated in a highly sought after road on Broughton Pastures, close to Narbeth Park and the nature reserve. The property is within the catchment for excellent primary, secondary and grammar schools with easy access to the A41 towards London / M25. There is potential to extend, subject to planning permission and comes to the market with no onward chain.



MALVERN ROAD

• BROUGHTON • THREE BEDROOMS • SEMI
DETACHED FAMILY HOME • GARAGE AND
DRIVEWAY • UPVC CONSERVATORY • NO
UPPER CHAIN • DUAL ASPECT
KITCHEN • SECLUDED REAR
GARDEN • WHITE BATHROOM SUITE • LIVING
ROOM/DINER



LOCATION

Broughton estate is situated just over a mile from the town centre on the popular south side of Aylesbury. The estate has two schools, Broughton Infant and Junior, providing education up to secondary level and is within walking distance of the highly regarded Grammar and High Schools. There is good transport links towards London/M25, particularly on the A41 which can be accessed directly from the estate, but also from the nearby A413. There is a choice of mainline services into London Marylebone at Aylesbury and Stoke Mandeville Stations both of which are a couple of miles away. The location is ideal for families with several parks and playgrounds nearby. There is a parade of shops and nursery on the estate at Parton Road and a doctor's surgery and petrol station close by.

ACCOMMODATION

This three bedroom semi-detached house offers a spacious and comfortable living space, perfect for families. The property welcomes you through an entrance hall, leading to a generously sized living room/diner, a UPVC conservatory at the rear brings in an abundance of natural light, offering a peaceful spot to unwind.

The kitchen boasts a dual aspect, flooding the space with light. A convenient WC is located on the ground floor for added practicality. Upstairs, you'll find three

well-proportioned bedrooms, all of which offer plenty of space for furnishings and storage. The family bathroom is neatly designed with modern fixtures.

Outside, the property benefits from a secluded rear garden, providing a private outdoor space for relaxation, gardening, or entertaining. The front garden adds to the home's curb appeal, with a neat, well-maintained appearance. A garage and driveway provide secure off-road parking.

This lovely semi-detached house is ideally located for families, offering a balance of indoor comfort and outdoor space, with easy access to local amenities and transport links. It's a wonderful opportunity for those seeking a well-rounded family home.

MALVERN ROAD





Approximate total area⁽⁹⁾

1120.74 ft²

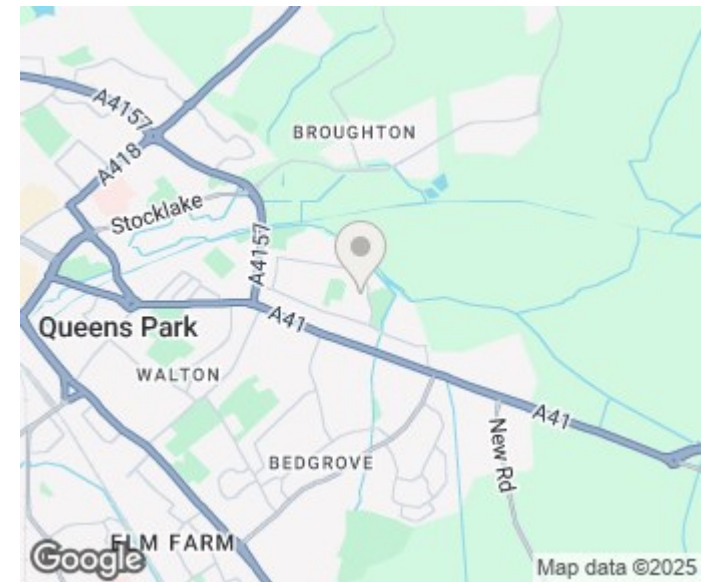
104.12 m²


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		63	86
<p>England & Wales</p>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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