



BROUGHTON AVENUE, BROUGHTON, AYLESBURY

ASKING PRICE £465,000

FREEHOLD

A well presented three bedroom semi-detached house located in the sought-after Broughton area. Within walking distance to Narbeth Drive Park, this home features a bright living room, spacious kitchen/diner, convenient cloakroom, three well proportioned bedrooms and family bathroom. Outside boasts a landscaped garden and a private driveway. Ideal for families or first-time buyers seeking a prime location.



BROUGHTON AVENUE

• BROUGHTON • THREE BEDROOM
HOUSE • SEMI-DETACHED • DRIVEWAY
PARKING • WALKING DISTANCE TO NARBETH
DRIVE PARK • FANTASTIC ROAD
LINKS • SPACIOUS
KITCHEN/DINER • LANDSCAPED REAR
GARDEN



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

Upon entering the property, you are welcomed by a bright and inviting hallway that leads into a generous living room featuring a charming feature fireplace. A convenient cloakroom is also situated on the ground floor.

To the rear of the property is a modern kitchen/diner, thoughtfully designed with an island unit, integrated appliances and ample workspace. The kitchen comfortably accommodates a large dining table, making it the heart of the home for both everyday

living and entertaining.

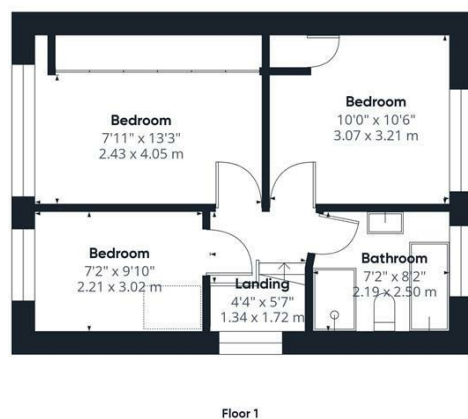
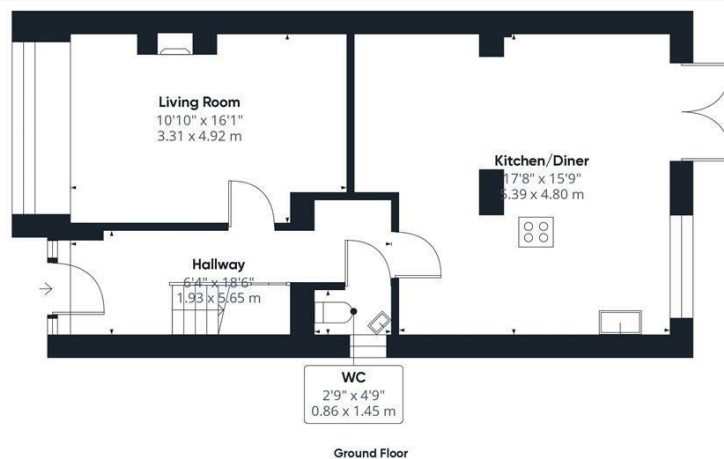
Upstairs, the property boasts three bedrooms, including a master bedroom with built-in wardrobes. The family bathroom is stylishly finished and offers both a bathtub and a separate shower cubicle, catering to all needs.

The landscaped rear garden is a true highlight, featuring a patio area, neatly maintained lawn, flower and plant borders and built-in planters. A garden shed offers additional storage, and the driveway to the front provides convenient off-road parking.

This home combines comfort, functionality, and modern style, all within a desirable location close to local parks, schools, and amenities

BROUGHTON AVENUE





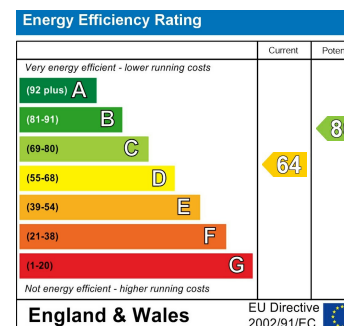
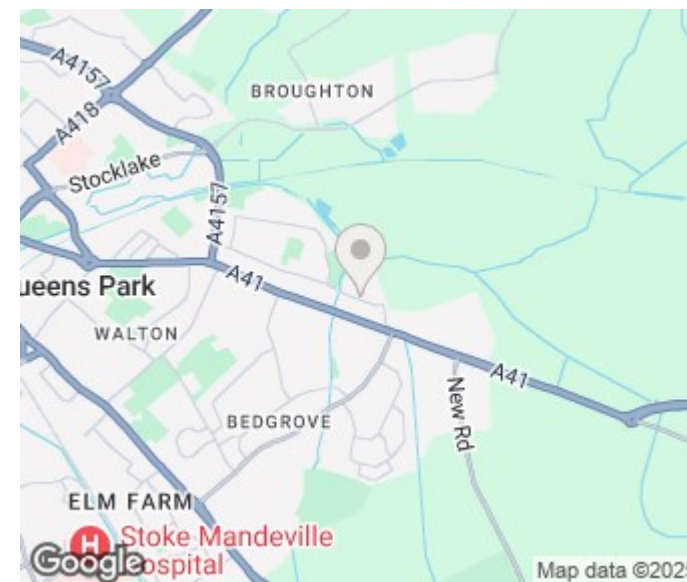
Approximate total area¹
979.84 ft²
91.03 m²

(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.

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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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