



161 Broughton Avenue, Aylesbury

Guide Price **£470,000**

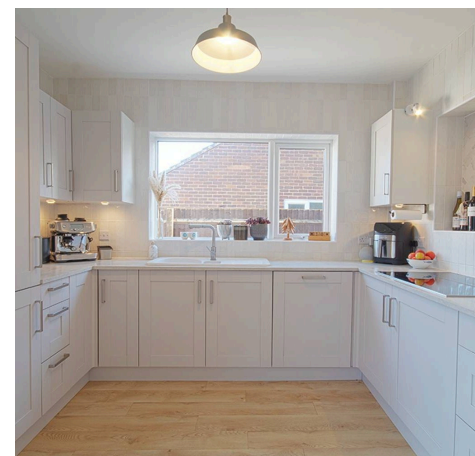
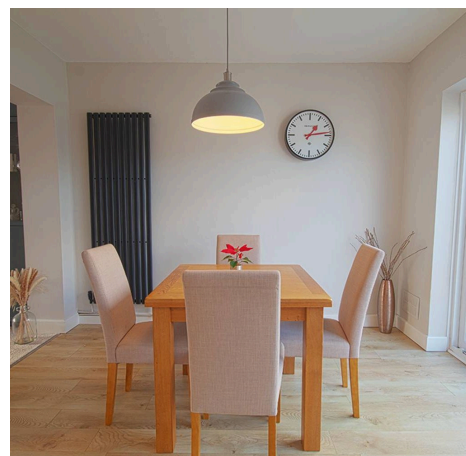
161 Broughton Avenue

Aylesbury, Aylesbury

This stunningly renovated 3-bedroom semi-detached home is situated in the highly desirable area of Broughton. Designed with meticulous attention to detail, the property boasts modern features and high-quality finishes throughout, making it perfect for families and professionals seeking stylish and energy-efficient living.

The ground floor showcases a 24ft open-plan reception room, thoughtfully designed to provide spacious and versatile living and dining areas. The dining space opens seamlessly onto the landscaped garden via patio doors, offering a tranquil outdoor retreat complete with mature shrubs, a tree, and a delightful seating area.

The kitchen has been upgraded to an exceptional standard, featuring a Bosch induction hob and a Neff oven, ensuring a premium cooking experience. Just off the hallway, you'll find a ground floor WC and utility room, equipped with space for a washing machine and tumble dryer, adding convenience and functionality.









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Upstairs, there are three good sized bedrooms, all beautifully presented with neutral décor, creating a light and welcoming atmosphere. The family bathroom features electric underfloor heating, adding a touch of luxury to your daily routine, and includes both a bath with an overhead shower.

This home features smart heating technology with Tado valves, allowing you to remotely control the temperature in individual rooms- the reception room and two bedrooms. This energy-efficient system helps reduce heating costs by avoiding unnecessary heating of the entire house.

Externally, the property offers a driveway and garage with electricity and lighting, providing ample parking and storage solutions.

With its high-end finishes, thoughtful renovations, and energy-saving features, this property is a rare find in such a sought-after location. Viewing is highly recommended to appreciate the exceptional quality and attention to detail on offer.

This property offers move-in-ready comfort and is sure to impress. **Viewing is highly recommended** to appreciate everything it has to offer.

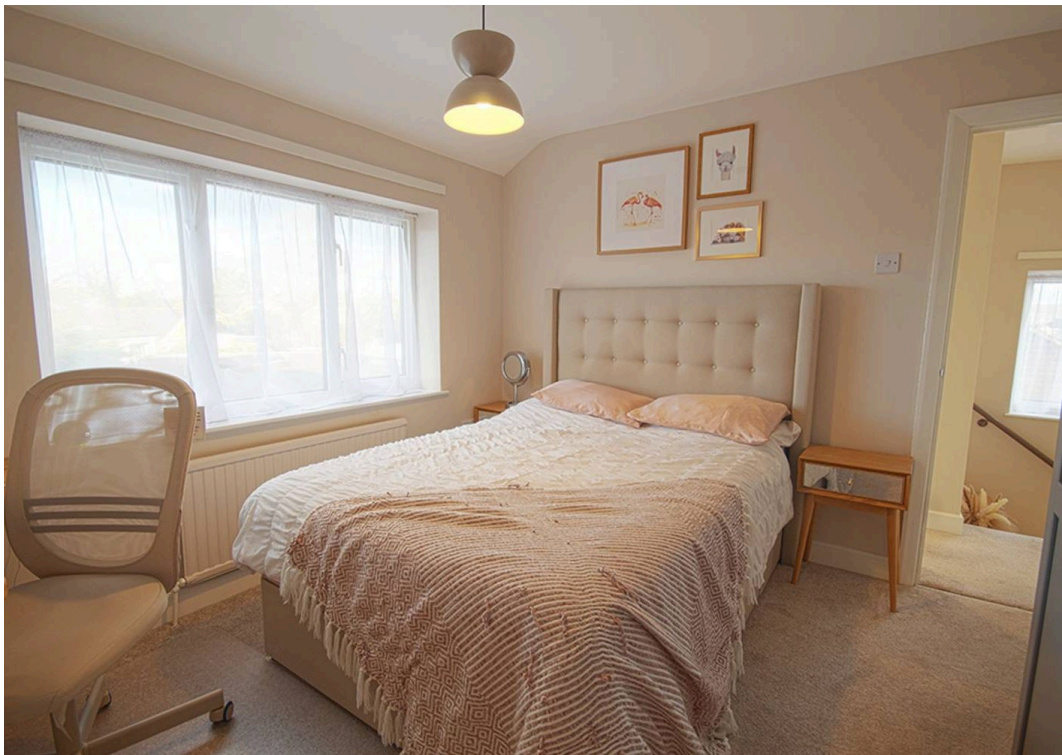
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Total Area 1024 sq.ft



*Disclaimer: The floor plans provided are for illustrative purposes only and are intended to give a general indication of the layout and dimensions of the property. While every effort has been made to ensure accuracy, all measurements are approximate and should not be relied upon. Fixtures, fittings, and furnishings shown in the plans are for representation only and may not be included in the sale or lease of the property. Prospective buyers or tenants are advised to independently verify all details and dimensions and seek professional advice if required. The floor plans do not constitute part of any contract.



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