



Connells

Birmingham Drive
Broughton Aylesbury

Birmingham Drive Broughton Aylesbury HP22 7AG

for sale offers in the region of
£435,000



Property Description

Connells are delighted to bring to the market this very well presented four double bedroom town house located in the highly sought after Kingsbrook Development on the Southside of Aylesbury.

The Ground Floor Comprises of: Entrance hall, Modern fitted kitchen / diner with integrated appliances, downstairs cloakroom, and spacious family living room with French doors to garden.

The First Floor Comprises of: Larger than average master bedroom with en-suite to master as well as a further double bedroom.

The Second Floor Comprises of: Two further double bedrooms with Bedroom two offering a generous walk in wardrobe separating wall and modern fitted family bathroom.

Outside Comprises of: Allocated parking to front, side driveway for two vehicles as well as a car port to the rear for multiple vehicles/storage.

This property also benefits from a larger than average well landscaped rear garden.

Entrance Hall

Door to front, tiling underfoot

Cloakroom

WC, wash hand basin, extractor fan, laminated flooring underfoot

Living Room

22' 11" max x 19' 9" max (6.99m max x 6.02m max)

French doors to the garden, carpet, window to side, radiator

Kitchen

8' 8" max x 15' 8" max (2.64m max x 4.78m max)

Wall and base units, integrated dish washer, gas hob and electric oven, fridge/freezer, boiler, sink/drain. Tiling underfoot, window to front and side

Landing

Carpet underfoot

Bedroom One

Irregular Shaped Room 12' 10" x 20' 7" (3.91m x 6.27m)

Window to side and rear. radiator and carpet

Bedroom One En Suite

WC, wash hand basin, shower cubical laminated flooring and a radiator

Bedroom Two

Irregular Shaped Room 15' 7" x 9' 4" (4.75m x 2.84m)

Window to side and rear, radiator and a carpet

Bedroom Three

Irregular Shaped Room 15' x 9' 7" (4.57m x 2.92m)

Window to front and rear, carpet and a radiator

Bedroom Four

Irregular Shaped Room 18' 9" x 12' 5" (5.71m x 3.78m)

Window to rear and side, carpet and radiator

Bathroom

Window to front, WC, wash hand basin, laminated flooring, airing cupboard, bath mixer with shower and a radiator

Front Garden

Blocked paved driveway to side and flower beds/hedges to front

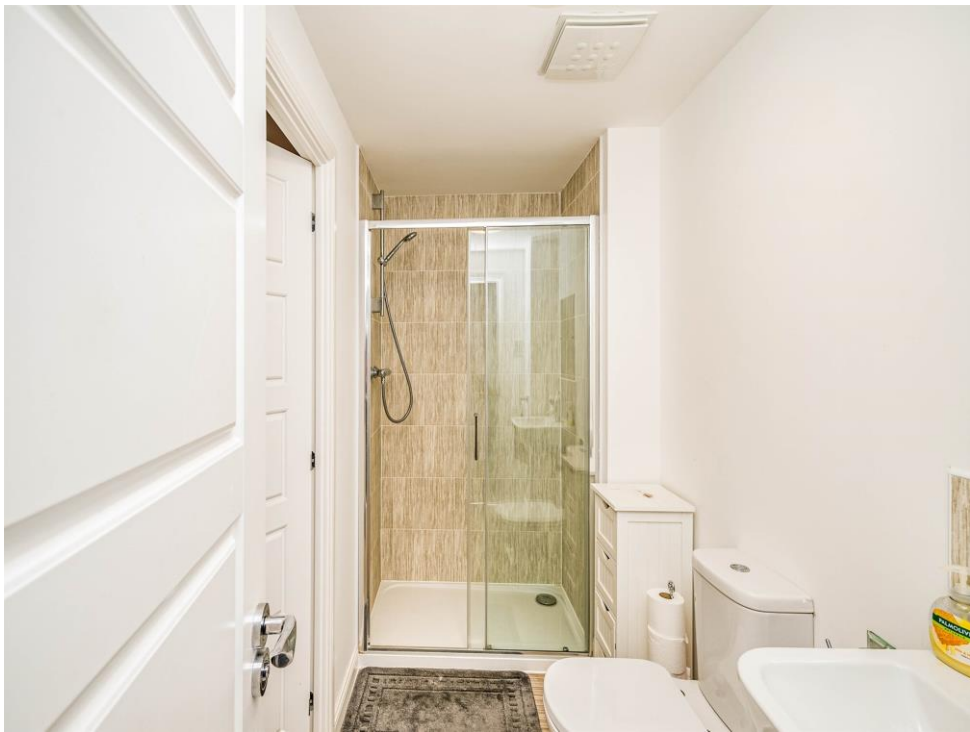
Rear Garden

Extended raised and low level patio leading to laid lawn with enclosed fencing

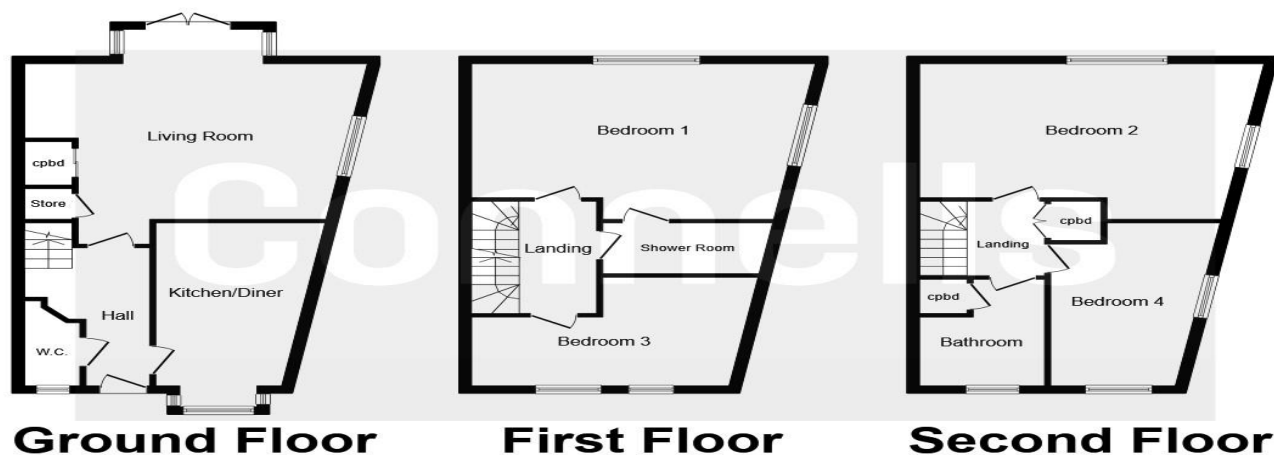
Parking

Carport and side driveway









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). Plan produced for Connells. Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: B

Tenure: Freehold

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