



**Connells**

Birmingham Drive  
Broughton Aylesbury



### 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/drainer. 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

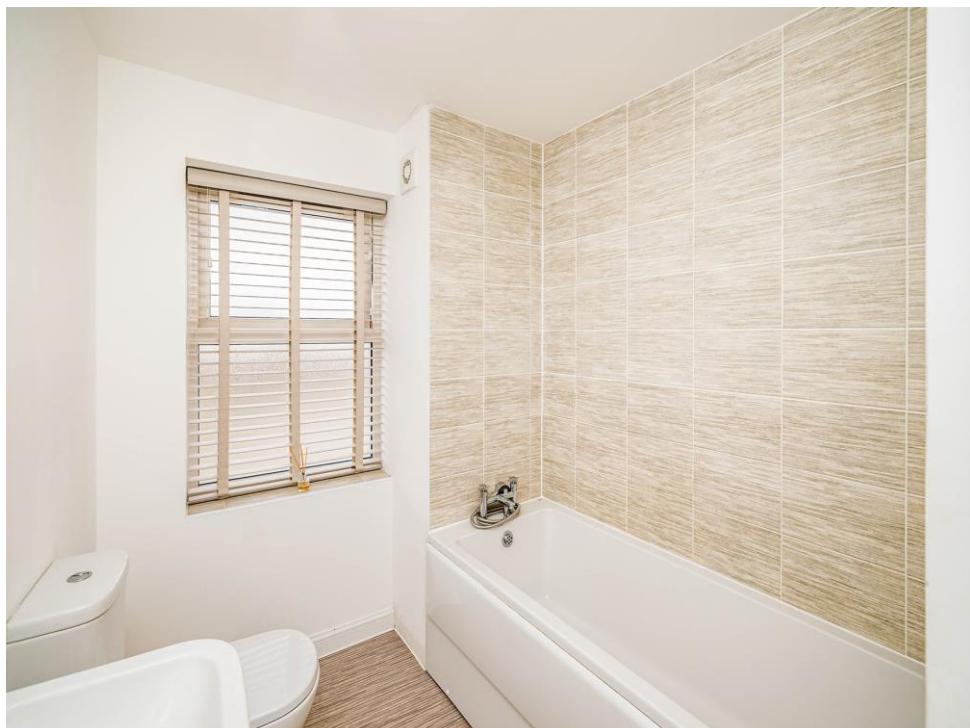
## Rear Garden

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

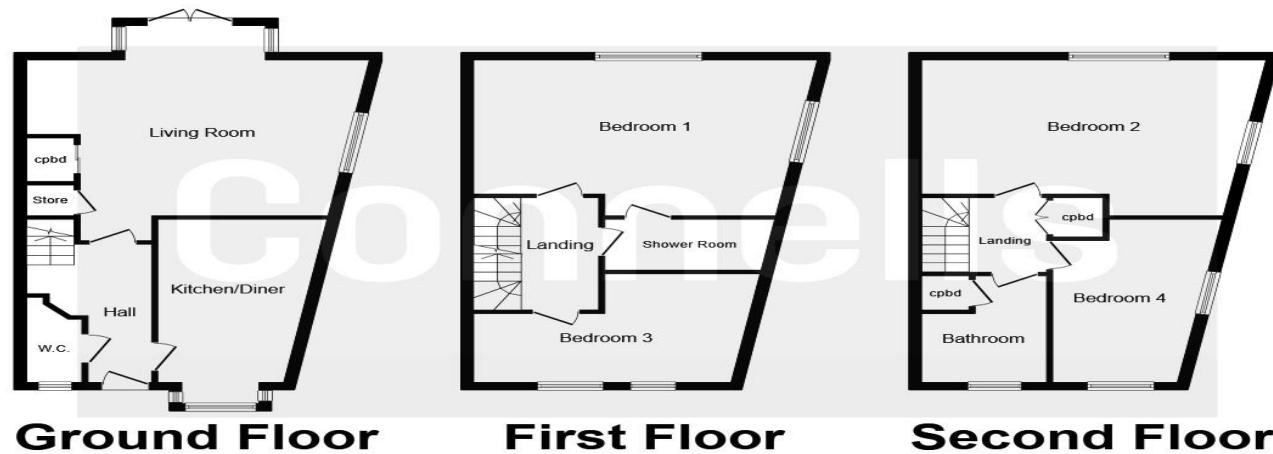
## Parking

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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01296 395 111**  
**E [aylesbury@connells.co.uk](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
AYLESBURY HP20 2RH

EPC Rating: B    Council Tax  
Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS311823](http://connells.co.uk/Property/ALS311823)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ALS311823 - 0005