



**Connells**

Berkhamsted Way  
Broughton Aylesbury



## Property Description

Connells are pleased to bring to the market this MODERN and spacious two bedroom semi detached home situated in the sought after kingsbrook development.

Comprising of two double bedrooms with an en-suite to the master bedroom and a main family bathroom with part boarding to the loft.

To the ground floor there is a modern kitchen with space for freestanding appliances plenty of storage space alongside a breakfast bar. The hallway leads to an open living room with dining space and storage cupboard. To the rear, french doors lead to the rear garden that offers side access to the garage with power and light and a generous driveway for multiple vehicles.

Located within the popular kingsbrook development which offers both primary and secondary school aswell as local amenities. The kingsbrook development is conveniently located within close proximity to the A41 which offers direct links to London.

This property is being sold as seen and is chain free.

### AGENTS NOTE

"All services/appliances have not and will not be tested"

## Entrance Hall

Door to front, vinyl flooring

## Cloakroom

Window to front, wc, wash hand basin, vinyl flooring

## Living Room

15' 2" x 15' ( 4.62m x 4.57m )

(measurements into cove)

French doors to rear, vinyl flooring, radiator, understairs cupboard

## Kitchen

12' 2" x 8' ( 3.71m x 2.44m )

Window to front, wood effect flooring, wall and base units, sink/drainer, integrated dishwasher, washing machine and fridge. Gas hob and electric oven

## Landing

Carpet, loft access and airing cupboard

## Bedroom One

11' 10" x 8' 6" ( 3.61m x 2.59m )

Window to rear, carpet and a radiator

## Bedroom One En-Suite

Shower cubical, vinyl, wc, wash hand basin, part tiling radiator

## Bedroom Two

10' x 8' 6" ( 3.05m x 2.59m )

Window to front, carpet and a radiator

### Bedroom Three

8' 9" x 6' 3" ( 2.67m x 1.91m )

Window to rear, laminated flooring, radiator

### Bathroom

Window to front, vinyl flooring, wc, wash hand basin, bath and shower, part tiling, radiator

### Rear Garden

Patio, laid lawn, enclosed fencing, side access

### Parking

Driveway and garage

### Garage

21' x 10' 2" ( 6.40m x 3.10m )

Up and over door







To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/ALS311693](https://www.connells.co.uk/Property/ALS311693)**

Tenure: Freehold



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.

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