



Connells

Maybrick Road
Broughton Aylesbury

Maybrick Road Broughton Aylesbury HP22 7BA

for sale offers in excess of
£515,000



Property Description

CONNELLS is proud to present this immaculate four-bedroom detached family home, ideally situated in the prestigious and award-winning Kingsbrook Development. Perfectly positioned within a short walk of the newly built primary and secondary schools, this property is an ideal choice for families seeking convenience and a high standard of living.

This exceptional home is beautifully maintained and boasts an array of luxurious features. The ground floor offers spacious and versatile living spaces, including a light-filled lounge, a separate dining room, and a stylish kitchen/breakfast room, all designed to blend modern functionality with elegant aesthetics.

Upstairs, the property features four generously sized double bedrooms, each thoughtfully designed with built-in wardrobes. The master bedroom is further enhanced by a private en-suite bathroom, while a contemporary family bathroom serves the additional bedrooms.

Externally, the property benefits from an extensive rear garden, perfect for entertaining or family relaxation, offering a low-maintenance yet sizable outdoor space. To the front, the property boasts a driveway with ample parking and an attached garage for added convenience.

This property must be viewed to fully appreciate impressive space both inside and

out. For further details or to arrange your exclusive viewing, please contact us today.

Entrance Hall

Door to front. Kardine flooring. Radiator. Two storage cupboards.

Cloakroom

WC, wash hand basin. Kardine flooring. Radiator.

Lounge

17' 6" max x 10' 1" max (5.33m max x 3.07m max)

Window to front. Patio doors to rear. Carpet. Radiator.

Dining Room

9' 8" max x 10' 10" max (2.95m max x 3.30m max)

Window to front and side. Carpet. Radiator.

Kitchen

Irregular Shaped Room 14' 11" max x 14' 11" max (4.55m max x 4.55m)

Windows to side and rear. Patio doors to side. Kardine flooring. Wall and base units. Water softener. Integral dishwasher, washing machine and fridge/freezer. Sink/drainage.

Landing

Window to rear.

Bedroom One

15' 1" max x 9' 11" max (4.60m max x 3.02m max)

Windows to side and rear. Carpet. Radiator.

Bedroom Two

12' 2" max x 8' 4" max (3.71m max x 2.54m max)

Window to front. Carpet. Radiator.

Bedroom Three

14' 7" max x 10' max (4.45m max x 3.05m max)

Windows to side and front. Carpet. Radiator.

Bedroom Four

7' max x 7' 8" max (2.13m max x 2.34m max)

Window to rear. Carpet. Radiator. Freestanding wardrobes.

Bathroom

WC, wash hand basin. Radiator. Bath with mixer and shower. Wood effect flooring. Radiator. Part tiling.

Rear Garden

Patio. Enclosed fencing. Laid to lawn.

Garage

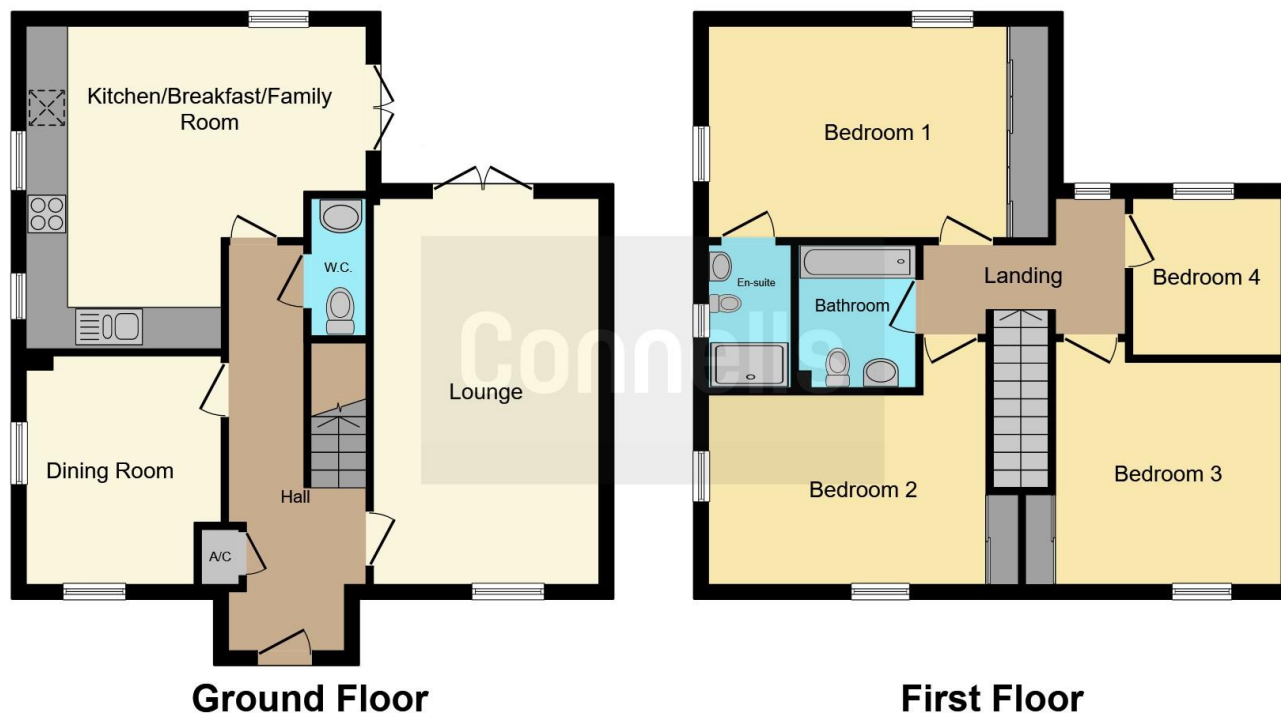
19' 11" max x 9' 10" max (6.07m max x 3.00m max)

Up and over door to front. Power and lighting.









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). Powered by www.focalagent.com

To view this property please contact Connells on

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2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/ALS311917



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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