



**Connells**

Brewery Lane  
Broughton Aylesbury



# Brewery Lane Broughton Aylesbury HP22 7DH

for sale guide price  
**£380,000**



## Property Description

CONNELLS are delighted to welcome to the market this PRISTINE THREE- bedroom semi-detached family home. This property is situated in the ever-popular Kingsbrook of Aylesbury and gives good access to the A41 towards Tring & London.

The homes benefits from IMMACULATE presentation throughout and comprises of premium upgrade flooring. There is a modern and spacious kitchen / dining room with wall and base units mounted with square edge worktops to compliment and integrated fridge freezer and dishwasher and inset gas hob and oven. A downstairs WC for convenience aswell as a dual aspect living room with wood effect flooring, light fittings to ceiling, radiator and space for a sofa set and other furniture. The first floor consists of three good sized bedrooms and a family sized bathroom with low level wc, pedestal hand wash basin, panelled bathtub with shower and screen, tiling to splash sensitive areas, radiator and a frosted window.

To the rear there is a larger than average garden & off street parking for two vehicles.

Internal viewing of this beautiful family home is highly recommended!

## Entrance Hall

Door to front aspect, stairs to first floor

landing, double storage cupboard.

## Cloakroom

WC, wash hand basin, radiator.

## Living Room

15' 5" MAX x 11' 7" MAX ( 4.70m MAX x 3.53m MAX )

Dual aspect windows, television point, telephone point, radiator.

## Kitchen / Diner

15' 5" MAX x 8' 10" MAX ( 4.70m MAX x 2.69m MAX )

Fitted kitchen comprised of wall and base mounted units with square edge worktops to complement, inset sink bowl unit with mixer tap, inset gas hob, oven, splashback and extractor fan, integrated fridge/freezer and dishwasher and space for washing machine, space for a dining area, doors to rear garden.

## First Floor Landing

Stairs from entrance hall, loft access, airing cupboard.

## Bedroom One

10' 9" MAX x 10' 6" MAX ( 3.28m MAX x 3.20m MAX )

Window to side aspect, radiator, door to en-suite.

## En-Suite

Frosted window, low level w/c, pedestal hand wash basin, enclosed shower cubicle, radiator.

### Bedroom Two

8' 8" MAX x 8' 9" MAX ( 2.64m MAX x 2.67m MAX )

Window to front aspect, radiator.

### Bedroom Three

8' 9" MAX x 6' 4" MAX ( 2.67m MAX x 1.93m MAX )

Window to side aspect, radiator.

### Bathroom

Frosted window to front aspect, low level wc, pedestal hand wash basin, panelled bathtub with shower and screen, tiling to splash sensitive areas, radiator.

### Outside

### Front Garden

Wrap around flower beds.

### Rear Garden

Fully enclosed rear garden with a paved patio and grass area, gated access to the front of the property.

### Parking

Parking for two vehicles at side of property.

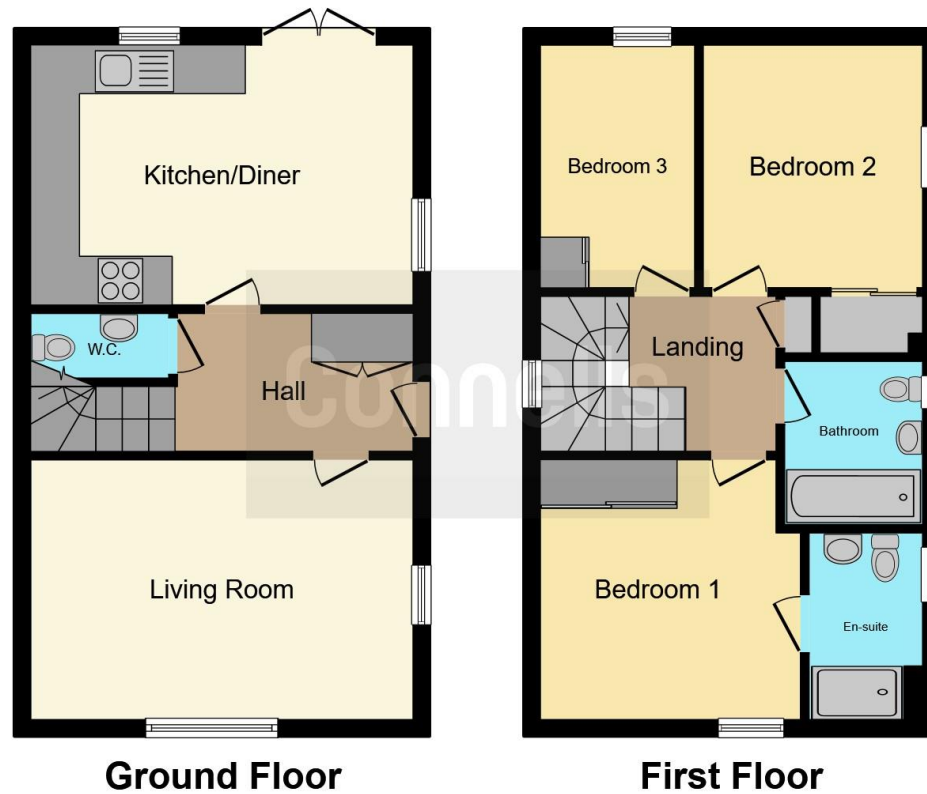












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](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**

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS311978](http://connells.co.uk/Property/ALS311978)**



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: ALS311978 - 0006