



Connells

**Emerald Way
Broughton Aylesbury**



Property Description

Connells are pleased to welcome to the market this three bedroom semi-detached town house in the new development of Kingsbrook, Aylesbury. Offering driveway parking, three double bedrooms, kitchen, living room, bathroom and rear garden.

This lovely family home benefits from plenty of local amenities such as, tesco express, coffee shops, dentist and local primary and secondary school all within walking distance.

This property comprises of:

Entrance hall, living room, kitchen, three double bedrooms, bathroom and rear garden. The parking is driveway for multiple vehicles.

Entrance Hall

Door to front

Lounge

15' 6" max x 14' 7" max (4.72m max x 4.45m max)

Laminate flooring, french doors to rear, radiator, storage cupboard

Kitchen

Irregular Shaped Room 10' 3" max x 10' 10" max (3.12m max x 3.30m)

Window to front, laminate flooring, wall and base units, gas hob, electric oven, sink/drain, Boiler. Integrated dishwasher, washing

machine and fridge freezer

Landing

Carpet underfoot, two storage cupboards and window to rear

Bedroom One

21' 1" max x 15' 4" max (6.43m max x 4.67m max)

To second floor. Window to rear x 2 and window to front. Carpet, radiator

Ensuite

Wc, whb, vinyl flooring, storage cupboard, part tiling, towel rail

Bedroom Two

13' 2" max x 9' max (4.01m max x 2.74m max)

To first floor. Window to rear, carpet underfoot, radiator

Bedroom Three

12' 2" max x 8' 8" max (3.71m max x 2.64m max)

Window to rear, carpet, radiator

Bathroom

Window to front, vinyl flooring, wc, whb, shower cubicle, bath, towel rail, part tiling

Rear Garden

Patio, lawn, rear gate

Parking

Driveway parking

Agents Note

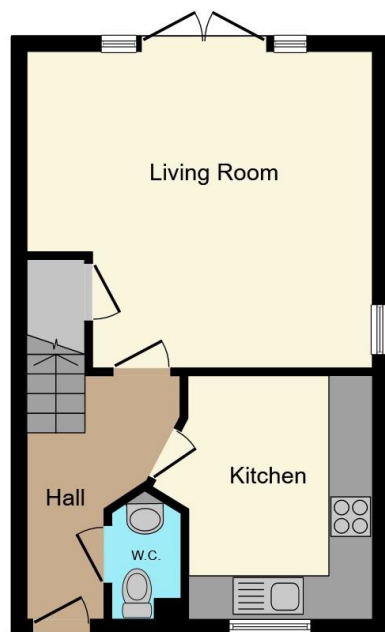
Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Agents Note

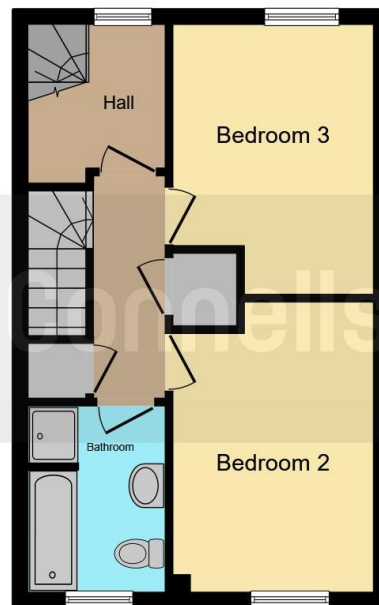
There is a maintenance charge of approx. £202.10 PA.



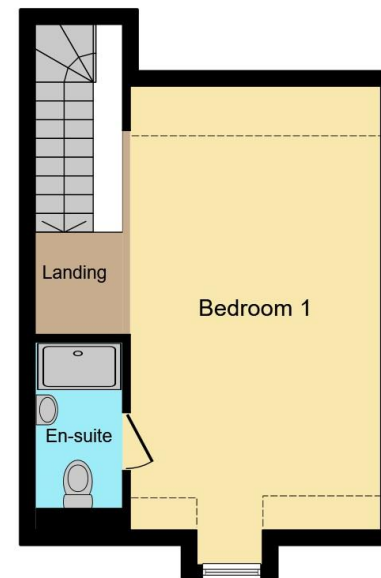




Ground Floor



First Floor



Second Floor

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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EPC Rating: B

Tenure: Freehold

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