



Connells

Emerald Way
Broughton Aylesbury

Emerald Way Broughton Aylesbury HP22 7DA

for sale guide price
£407,500



Property Description

Connells are delighted to present this well-appointed three-bedroom semi-detached townhouse, located in the sought-after Kingsbrook development in Aylesbury.

This fantastic family home offers driveway parking for multiple vehicles, three spacious double bedrooms, a modern kitchen, a welcoming living room, a stylish bathroom, and a private rear garden

The property comprises:

A bright entrance hall leading to the living room and kitchen

Three generously sized double bedrooms

A contemporary family bathroom

A well-maintained rear garden

Driveway parking for multiple vehicles

With its excellent location and thoughtful layout, this home is ideal for families looking for modern living in a thriving community.

Perfectly positioned for convenience, this property benefits from a range of local amenities, including a Tesco Express, coffee shops, a dentist, and both primary and

secondary schools—all within walking distance..

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

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

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

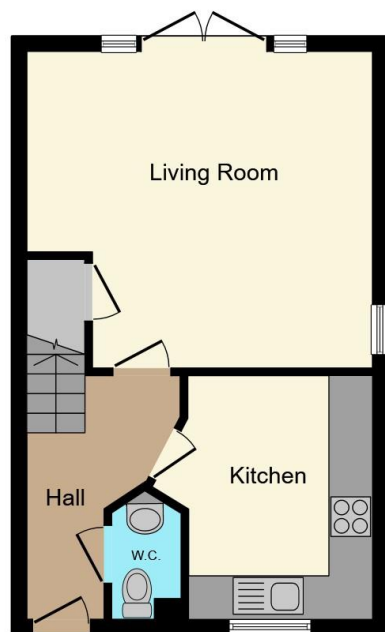
Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Agents Note

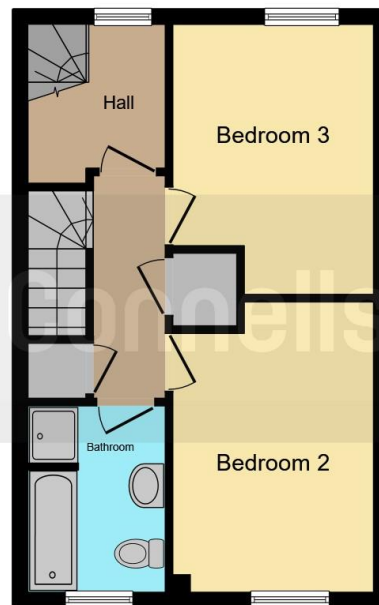




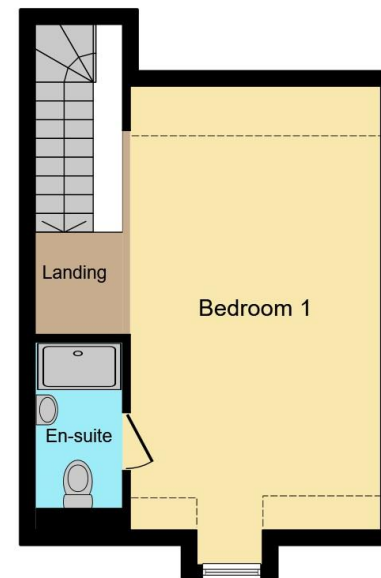




Ground Floor



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

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/ALS312159



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALS312159 - 0004