



Connells

Armstrongs Fields
Broughton Aylesbury

Armstrongs Fields Broughton Aylesbury HP22 7BX

for sale
£235,000



Property Description

**** NO UPPER CHAIN **** CONNELLS are thrilled to bring to market this stunning ONE bedroom coach house, modernised throughout with fully integrated kitchen, additionally offering a car port. This home is located in the sought-after area of the Kingsbrook development. Ideally within a short distance from local shops and amenities.

This property comprises of: a beautiful and bright kitchen integrated with a dishwasher, fridge/freezer and washing machine, finished with stunning herringbone flooring to add to that modern feel. Off the kitchen there is an open plan dining room/lounge area, plenty of space for a dining table. The living area is of a generous size and boasts lots of natural lighting from the windows. There is a spacious double bedroom with carpet underfoot which again benefits from plenty of natural light. Moving on to the family sized bathroom which is part tiled and fitted with vinyl underfoot this bathroom offers a bath/mixer with shower.

Additionally the property comes with a carport.

We highly recommend a viewing for this home, perfect for first time buyers! Give CONNELLS a call to book in.

Entrance Hall

Door to front

Lounge/Diner

21' 8" x 12' 9" (6.60m x 3.89m)

Three windows to front

Vinyl underfoot

Two radiators

Kitchen

8' 11" x 8' 2" (2.72m x 2.49m)

Window to rear

Wall + Base units

Electric hob + oven

Integrated DW,WM + FF

Sink/drainer

Bedroom One

19' 2" x 12' 5" (5.84m x 3.78m)

Window to front and rear

Radiator

Carpet underfoot

Bathroom

Window to rear

Vinyl underfoot

WC, WHB

Bath/mixer with shower

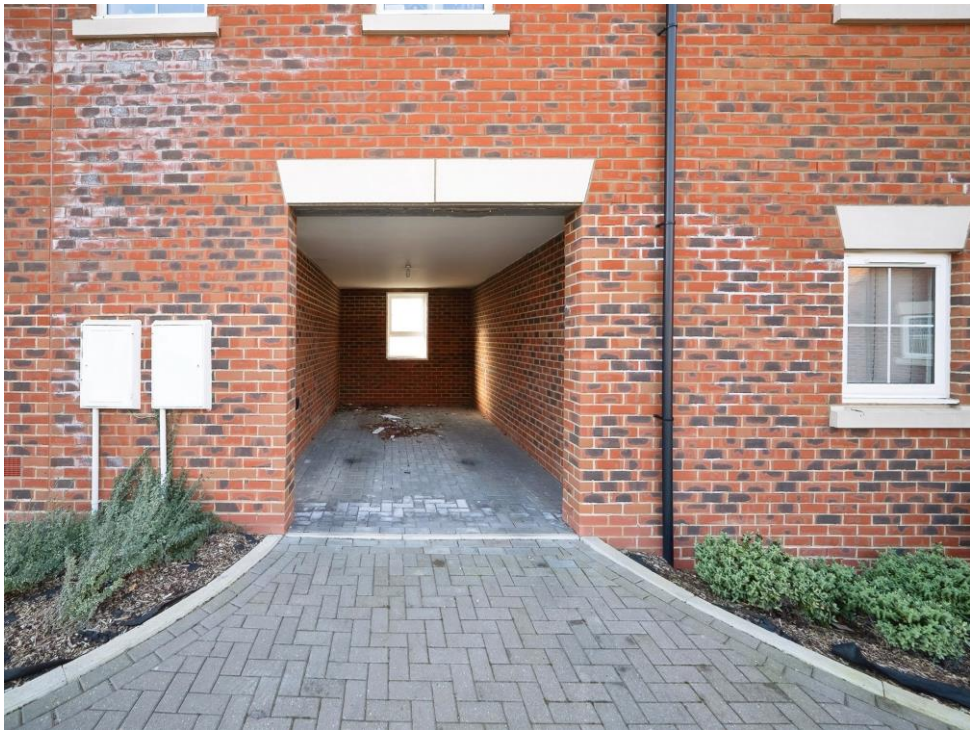
Part tiling

Towel radiator

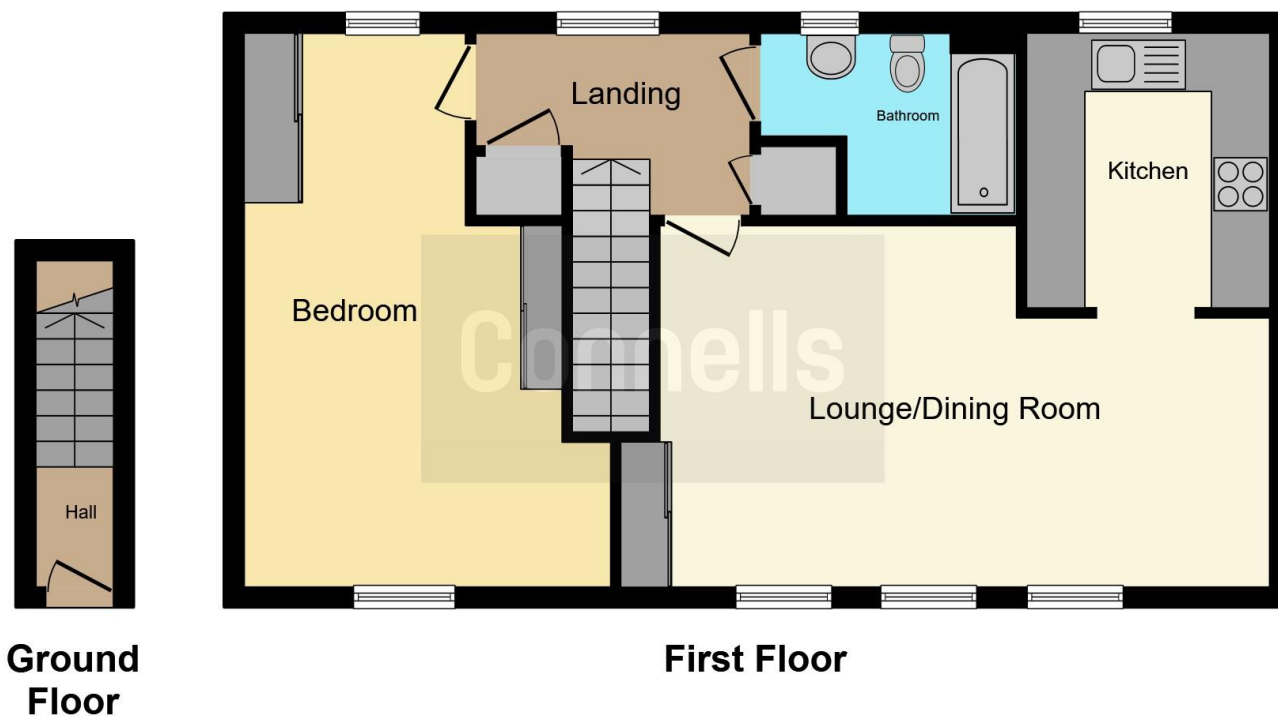
Parking

Carport









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

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312342

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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: ALS312342 - 0002