



**Connells**

Herald Street  
Broughton AYLESBURY



# Herald Street Broughton AYLESBURY HP22 7BS

for sale  
**£450,000**



## Property Description

Stunning Chain-Free 3-Bedroom Detached Home in Kingsbrook!

Nestled in the sought-after Kingsbrook development, this beautifully presented chain-free detached home offers modern living in a desirable location.

Boasting THREE spacious bedrooms, the master suite enjoys the added luxury of an en-suite with a walk-in shower, while the main family bathroom and convenient downstairs WC ensure practicality for everyday life.

The contemporary fitted kitchen is equipped with an electric hob and oven, with dedicated space for a freestanding washing machine and fridge freezer, making it both stylish and functional.

Step outside to discover a well-maintained front and rear garden. The rear garden features a porcelain patio, a lush laid lawn, and a large side alley, perfect for outdoor entertaining or storage.

With two allocated parking spaces, this home offers ease and convenience, making it a fantastic choice for families or professionals alike.

Kingsbrook is a new and exciting development on the South East side of the town centre and offers great transport links. The area has a popular primary school and family facilities including a children's play areas, and nearby there is a doctors surgery and a choice of shopping including Tesco Express, Lidl, Wenzels, local dental practice and a Sainsbury Local. There is also regular bus services into and around the town centre. Primary & Junior School is Kingsbrook View which is approx 350m away.

## Agents Note

£216 YEARLY CONTRIBUTION TO  
ENCORE MANAGEMENT CHARGES

## Entrance Hall

Door to front, karndeen flooring underfoot, storage cupboard

## Cloakroom

WC, WHB, splashback tiling, karndeen flooring underfoot, radiator

## Lounge

15' 5" x 10' 6" ( 4.70m x 3.20m )

Window to front and side, carpet underfoot, radiator

## Kitchen

15' 7" x 8' 8" ( 4.75m x 2.64m )

Window to side and front, karndeen flooring

underfoot, electric hob and oven, space for freestanding washing machine and fridge/freezer

Two allocated spaces

## Landing

Part boarded with pull down ladder

## Bedroom One

10' 8" x 10' 6" ( 3.25m x 3.20m )

Window to side, carpet underfoot, radiator

## En-Suite

WC, WHB, Vinyl flooring underfoot, walk-in shower, part tiling, radiator, shaving point

## Bedroom Two

11' 8" max x 9' 6" max ( 3.56m max x 2.90m max )

Window to front, carpet underfoot, radiator

## Bedroom Three

8' 7" x 6' 4" ( 2.62m x 1.93m )

Window to rear, carpet underfoot, radiator

## Bathroom

Window to front, WC, WHB, bath/mixer with shower, vinyl underfoot, radiator

## Rear Garden

Porcelain tiling patio, large side alley, storage timber shed

## Parking



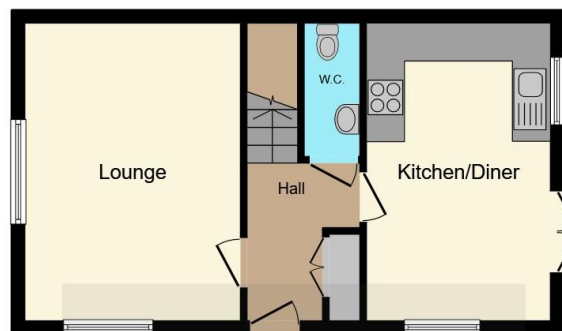




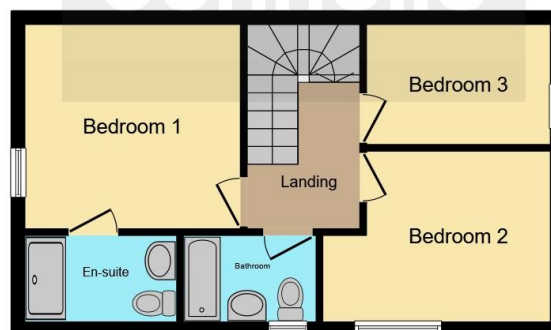








**Ground Floor**



**First 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](http://www.focalagent.com)

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2 Temple Street  
 AYLESBURY HP20 2RH

EPC Rating: B Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS312368](http://connells.co.uk/Property/ALS312368)**



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