



Connells

Herald Street
Broughton AYLESBURY

Herald Street Broughton AYLESBURY HP22 7BS

for sale
£427,500



Property Description

Inside, the property boasts three generously sized bedrooms, including a luxurious master suite complete with its own en-suite bathroom featuring a walk-in shower. A contemporary family bathroom and a convenient downstairs WC add to the home's everyday functionality. The sleek, modern kitchen is thoughtfully designed with an electric hob and oven, along with dedicated space for a freestanding washing machine and fridge freezer—offering both elegance and efficiency

Outside, the home continues to impress with well-maintained front and rear gardens. The rear garden is a true highlight, featuring a stylish porcelain patio, a lush lawn, and a spacious side alley—perfect for outdoor entertaining or additional storage. Two allocated parking spaces provide added convenience, making daily life that much easier.

MOST FURNITURE/APPLIANCES IN THE PROPERTY ARE UP FOR NEGOTIATION WITH CURRENT VENDORS

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

Loft

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

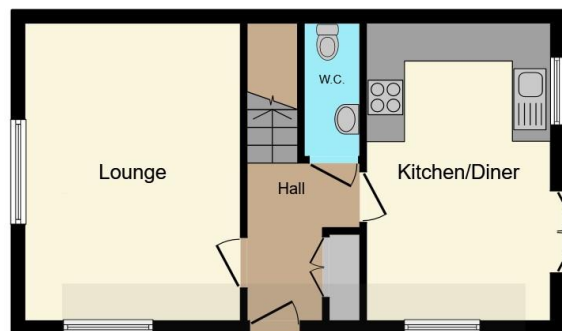
Parking

Two allocated spaces

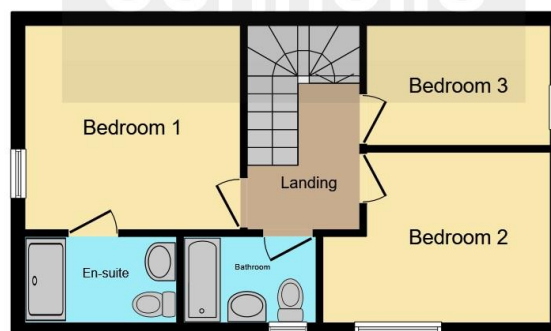








Ground Floor



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

To view this property please contact Connells on

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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



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.

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