



Connells

Maybrick Road
Broughton Aylesbury

Maybrick Road Broughton Aylesbury HP22 7BA

for sale offers over
£515,000



Property Description

Tucked away in the highly sought-after Kingsbrook development, this beautifully detached family home has been tastefully updated to reflect a sleek, contemporary aesthetic. Its spacious layout and refined finishes create an inviting atmosphere that blends comfort with sophistication.

Step inside to a welcoming hallway with handy storage, leading to a stylish lounge adorned with elegant paneling and French doors that open out to the rear garden—perfect for seamless indoor-outdoor living. A separate dining room adds flexibility, ideal for hosting guests or enjoying family meals.

The heart of the home is a modern fitted kitchen, complete with integrated appliances including a gas hob, electric oven, and boiler, designed for effortless cooking and everyday ease.

Upstairs, the landing offers loft access and connects to four generously sized bedrooms. The master suite features a private en-suite and built-in wardrobes, while two of the remaining bedrooms also include built-in storage. A well-appointed family bathroom completes the upper level, featuring a bath with mixer tap and shower attachment.

Outside, the rear garden is a tranquil, low-maintenance haven, boasting a bordered sandstone patio and a central artificial lawn. A

private driveway offers off-road parking, complemented by a garage equipped with power, lighting, and an up-and-over door.

Agents Note

£146 every 6 months management charge to ENCORE

Entrance Hall

Door to front, wood effect flooring underfoot, cupboard

Cloakroom

WC, WHB, wood effect flooring underfoot, radiator

Lounge

21' 5" x 10' 2" (6.53m x 3.10m)

Window to front, french doors to rear, wood effect flooring underfoot, radiator

Dining Room

10' 7" x 9' 7" (3.23m x 2.92m)

Window to front, wood effect flooring underfoot, radiator

Kitchen

16' 5" x 10' 5" (5.00m x 3.17m)

Door to rear, window to rear, wood effect flooring underfoot, wall and base units, gas hob and electric oven, part tiling, integrated dishwasher, washing machine and

fridge/freezer, boiler

Landing

Carpet underfoot, loft access

Bedorom One

10' 6" x 9' 8" (3.20m x 2.95m)

Window to rear, built in wardrobe, carpet underfoot, radiator

En-Suite

Window to rear, wood effect flooring underfoot, shower cubicle, radiator, WC, WHB

Bedroom Two

13' 3" x 8' 7" (4.04m x 2.62m)

Two windows to front, carpet underfoot, radiator, built in wardrobe

Bedroom Three

10' 4" x 8' 7" (3.15m x 2.62m)

Window to front, carpet underfoot, radiator, two built in wardrobes

Bedroom Four

10' 7" x 7' 2" (3.23m x 2.18m)

Window to rear, carpet underfoot, radiator

Bathroom

Window to rear, wood effect flooring underfoot, radiator, bath/mixer with shower, WC, WHB

Rear Garden

Sandstone patio, centre artificial laid lawn, enclosed

Parking

Driveway

Garage

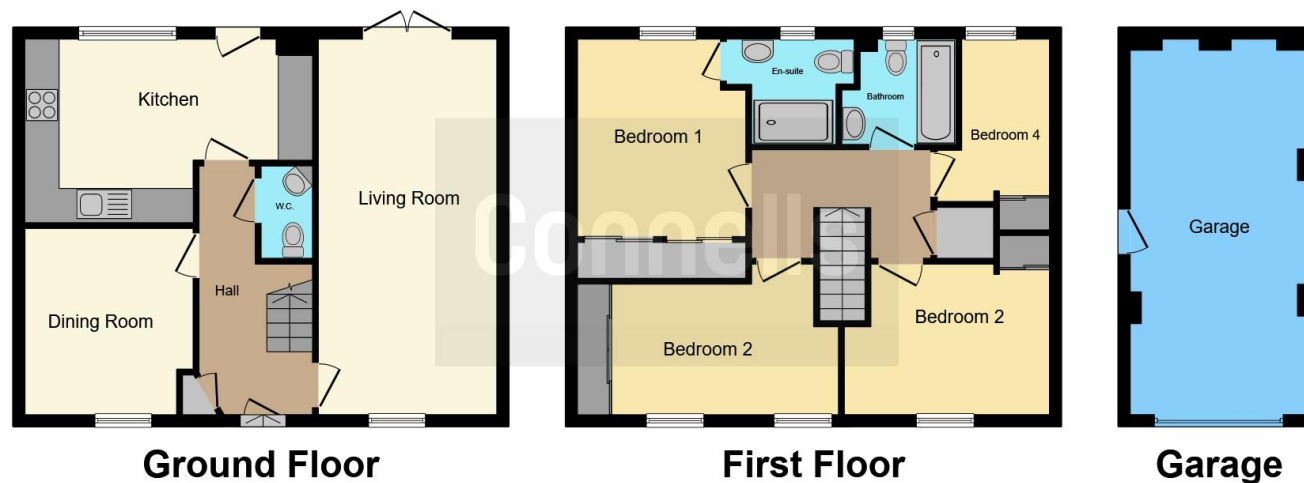
20' 7" x 10' 5" (6.27m x 3.17m)

Up and over door, power and lighting









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

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2 Temple Street
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EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

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