



Connells

Restharrow Road
Broughton AYLESBURY

Restharrow Road Broughton AYLESBURY HP22 7DQ

for sale offers in excess of
£385,000



Property Description

Nestled in the sought-after Kingsbrook development, this beautifully presented THREE-bedroom semi-detached home offers a perfect blend of modern living and practical design—ideal for families, professionals, or anyone seeking comfort and convenience.

Upon entering, you're welcomed by a spacious entrance hall that includes a handy storage cupboard and flows seamlessly into the contemporary kitchen. This bright and airy space is fitted with sleek, light-toned base and wall units and comes fully integrated with a fridge/freezer, dishwasher, and washing machine—perfectly suited for modern lifestyles. The kitchen leads through to a generous lounge, which benefits from additional under-stairs storage and is bathed in natural light thanks to French doors that open directly onto the rear garden. A recently modernised cloakroom completes the ground floor.

Outside, the south-facing rear garden is a true highlight. Fully enclosed for privacy, it has been thoughtfully landscaped with a laid lawn, bespoke raised decking, and a patio area—ideal for entertaining or relaxing in the sun. The property also benefits from a private driveway and a garage, ensuring ample parking and storage space.

Entrance Hall

Door to front, laminate underfoot, radiator

Cloakroom

Window to front, vinyl underfoot, wc, whb, part tiling

Lounge

15' max x 14' 6" max (4.57m max x 4.42m max)

French doors to rear, laminate underfoot, radiator, understairs cupboard

Kitchen

12' max x 8' max (3.66m max x 2.44m max)

Window to front, laminate underfoot, wall and base units, radiator, integrated dishwasher, washing machine, fridge/freezer, boiler, electric oven and gas hob



Landing

Carpet underfoot

Bedroom One

11' 10" max x 8' 6" max (3.61m max x 2.59m max)

Window to rear, carpet underfoot, radiator

En-Suite

WC, WHB, shower cubicle, vinyl underfoot, part tiling, radiator

Bedroom Two

10' max x 8' max (3.05m max x 2.44m max)

Window to front, carpet underfoot, radiator

Bedroom Three

8' 10" max x 6' 3" max (2.69m max x 1.91m max)

Window to rear, carpet underfoot, radiator

Bathroom

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

Rear Garden

South facing, bespoke raised decking, enclosed fencing, laid lawn and patio

Parking

Driveway

Garage

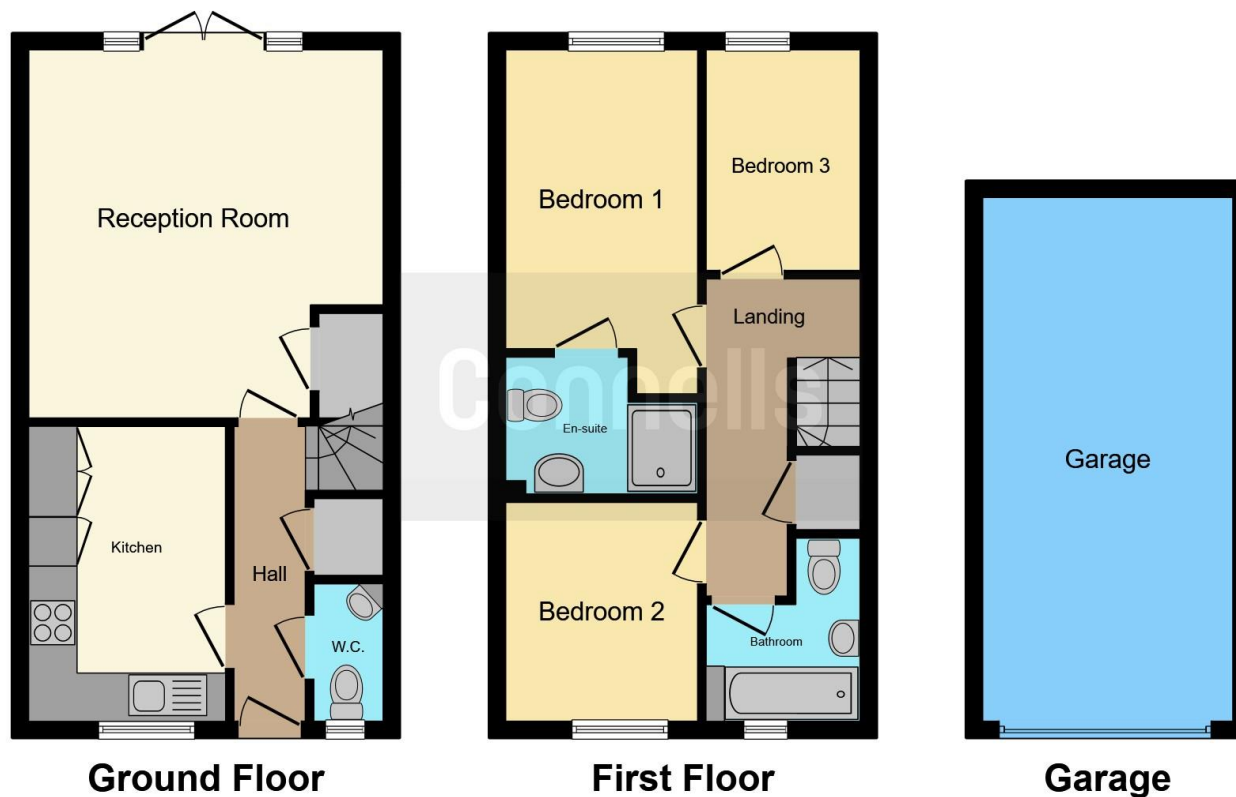
21' max x 10' max (6.40m max x 3.05m max)

Up and over doors, 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: D

Tenure: Freehold

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