



Connells

Armstrongs Fields
Broughton Aylesbury

Armstrongs Fields Broughton Aylesbury HP22 7BR

for sale offers over
£425,000



Property Description

Located in the highly desirable Kingsbrook development, this beautifully appointed three-bedroom residence blends modern design with functional elegance—spread generously across three levels and complemented by a private driveway and a thoughtfully landscaped rear garden.

Step into a sleek entrance hall adorned with laminate flooring, leading to a convenient cloakroom. At the rear, the sun-drenched lounge invites relaxation, with graceful French doors opening onto a secluded garden—ideal for alfresco dining or weekend lounging. The kitchen is a culinary dream, boasting high-spec integrated appliances including an electric hob and oven, dishwasher, fridge/freezer, and designated space for a washing machine.

Upstairs, two stylishly proportioned bedrooms feature wood-effect flooring and ample natural light. The family bathroom is tastefully finished with a full-sized bath and mixer tap. The entire upper level is dedicated to a luxurious master suite, offering generous space and a private ensuite with a sleek shower cubicle.

The rear garden is a private haven, enclosed with fencing and laid to lawn—ideal for children, pets, or peaceful solitude. A private driveway provides secure off-street parking

Kingsbrook sits on the southeast edge of the town centre, offering a well-regarded primary school, family-friendly amenities, and convenient access to shops and healthcare. Regular bus services ensure seamless connectivity throughout the area.

Entrance Hall

Door to front
Laminate underfoot

Cloakroom

Window to front
WC
WHB
Radiator
Laminate underfoot

Lounge

15' 2" max x 13' 1" max (4.62m max x 3.99m max)
French doors to rear garden
Window to side
Radiator
Understairs cupboard
Laminate underfoot

Kitchen

12' 9" max x 6' 3" max (3.89m max x 1.91m max)
Window to front
Wall and base units

Sink/drainer
Integrated fridge/freezer, dishwasher and electric oven/hob
Space for washing machine
Laminate underfoot

Landing

Carpet underfoot

Bedroom One (TOP FLOOR)

28' 6" max x 9' max (8.69m max x 2.74m max)
Window to front
Skylight to rear
Storage cupboard
Radiator
Carpet underfoot

En-Suite (top Floor)

Skylight to front
WC
WHB
Shower cubicle
Radiator
Wood effect flooring underfoot

Bedroom Two

10' 8" max x 13' 1" max (3.25m max x 3.99m max)
Two windows to front
Radiator
Woof effect flooring underfoot

Bedroom Three

9' 8" max x 13' 3" max (2.95m max x 4.04m

max)
Two windows to rear
Radiator
Wood effect flooring underfoot

Bathroom

Window to side
WC
WHB
Bath/mixer
Radiator
Part tiled
Wood effect flooring underfoot

Rear Garden

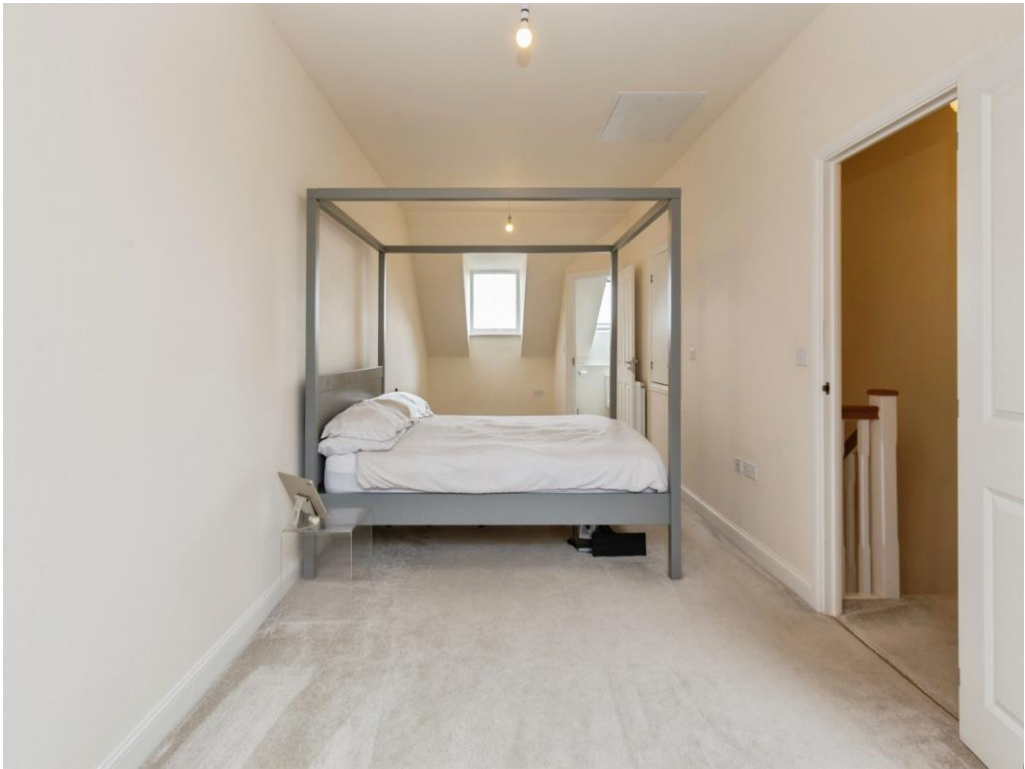
Large laid lawn
Enclosed fencing

Parking

Driveway

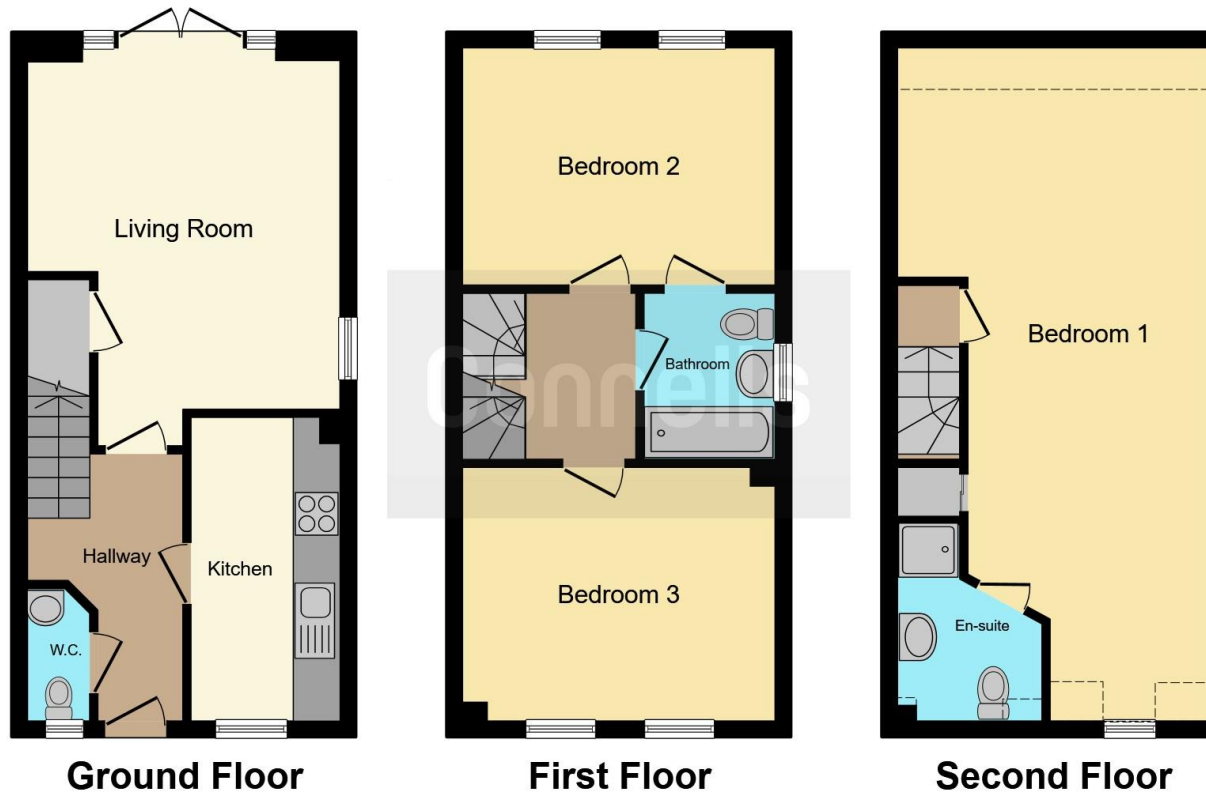
Agents Note

ANNUAL MANAGEMENT CHARGE £282.36









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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