



**Connells**

Darter Street  
Broughton Aylesbury



# Darter Street Broughton Aylesbury HP22 7BW

for sale offers in excess of  
**£415,000**



## Property Description

This beautifully presented three-bedroom detached family home is situated in a highly desirable Southside development, combining modern living with charming features throughout.

Upon entry, a bright hallway welcomes you, complete with a spacious double storage cupboard ideal for coats and shoes. The hallway leads into a stylish open-plan kitchen and dining area, featuring light wall and base units that enhance the airy ambiance. Integrated appliances—including a fridge/freezer, dishwasher, and washing machine—add convenience, while French doors from the dining area open directly onto the rear garden. A separate lounge offers a cosy, light-filled retreat perfect for relaxation.

Upstairs, the landing provides access to the loft and connects to three well-proportioned bedrooms. The master bedroom boasts built-in wardrobes and a private en-suite with a shower cubicle, while the remaining bedrooms are served by a sleek family bathroom complete with a bath.

Outside, the fully enclosed rear garden features both patio and lawn areas, a timber shed, and gated rear access. Two allocated parking spaces are conveniently located at the back of the property.

The Kingsbrook area offers excellent connectivity via the A418 to Milton Keynes and the A41 to Tring and London. It also benefits from a well-regarded primary school, children's play areas, a doctor's surgery, and a variety of local shops, making it an ideal location for families.

## Agents Note

MANAGEMENT CHARGE OF APPROX £330 PER YEAR

## Entrance Hall

Door to front  
Double storage cupboard  
Wood effect flooring

## Cloakroom

WC  
Wash hand basin  
Radiator  
Wood effect flooring

## Lounge

15' 4" max x 10' 5" max ( 4.67m max x 3.17m max )  
Window to front and side  
Carpet underfoot  
Radiator

**Kitchen/Diner**

15' 4" max x 8' 8" max ( 4.67m max x 2.64m max )  
French doors to rear  
Window to rear and front  
Wall and base units  
Integrated dishwasher, washing machine, fridge freezer  
Boiler  
Wood effect flooring

**Landing**

Carpet underfoot  
Loft access  
Airing cupboard

**Bedroom One**

10' 5" max x 10' 8" max ( 3.17m max x 3.25m max )  
Window to side  
Carpet underfoot  
Radiator  
Built in wardrobe

**En-Suite**

Window to side  
Shower cubicle  
WC  
Wash hand basin  
Wood effect flooring  
Towel radiator

**Bedroom Two**

11' 7" max x 8' 7" max ( 3.53m max x 2.62m

max )  
Window to front  
Carpet underfoot  
Radiator

**Bedroom Three**

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

**Bathroom**

Window to front  
WC  
Wash hand basin  
Bath/mixer  
Part tiling  
Radiator  
Wood effect

**Rear Garden**

Landscaped rear garden

**Parking**

Two allocated to the rear of garden



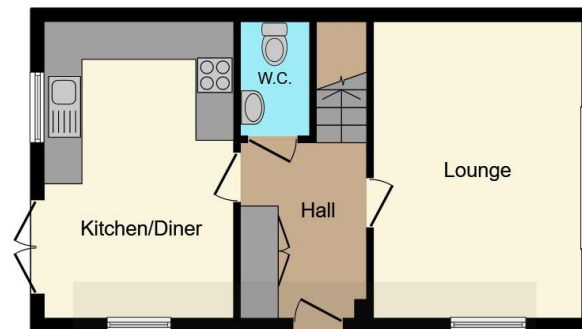




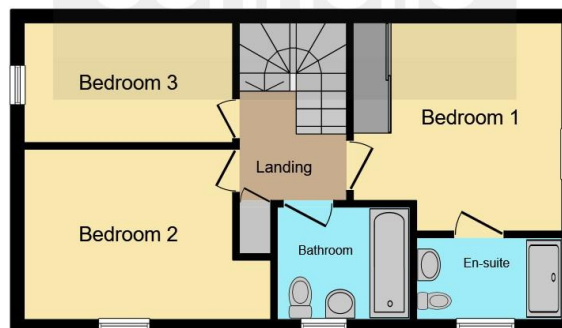








**Ground Floor**



**First Floor**

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

Tenure: Freehold

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Property Ref: ALS312570 - 0006