



Connells

Birmingham Drive
Broughton Aylesbury

Birmingham Drive Broughton Aylesbury HP22 7AG

for sale guide price
£435,000



Property Description

Connells are delighted to present to the market this beautifully presented four double bedroom townhouse, ideally positioned within the highly sought-after Kingsbrook Development on the south side of Aylesbury. Offering spacious and versatile accommodation across three floors, this home is perfect for modern family living.

The ground floor features a welcoming entrance hall, a stylish and contemporary kitchen/diner complete with integrated appliances, a convenient downstairs cloakroom, and a generous family living room with French doors opening directly onto the rear garden.

On the first floor, you will find a larger-than-average master bedroom with its own en-suite shower room, alongside a further well-proportioned double bedroom. The second floor continues to impress with two additional double bedrooms, including a particularly spacious second bedroom boasting a walk-in wardrobe with dividing wall, all served by a modern family bathroom.

Externally, the property benefits from allocated parking to the front, a side driveway providing space for two vehicles, and a rear

car port offering further parking or storage options. The rear garden is larger than average, beautifully landscaped, and designed to provide the perfect outdoor retreat for both relaxation and entertaining.

This exceptional home combines generous living space, modern finishes, and excellent parking provisions, making it a must-see property within one of Aylesbury's most desirable developments.

Agents Note

SITE MAINTENANCE IS APPROX £380 A YEAR

Entrance Hall

Door to front, tiling underfoot

Cloakroom

WC, wash hand basin, extractor fan, laminated flooring underfoot

Living Room

Irregular Shaped Room 22' 11" max x 19' 9" max (6.99m max x 6.02m)

French doors to the garden, carpet, window to side, radiator

Kitchen

8' 8" max x 15' 8" max (2.64m max x 4.78m)

max)

Wall and base units, integrated dish washer, gas hob and electric oven, fridge/freezer, boiler, sink/drain. Tiling underfoot, window to front and side

Landing

Carpet underfoot

Bedroom One

Irregular Shaped Room 12' 10" x 20' 7" (3.91m x 6.27m)

Window to side and rear. radiator and carpet

En-Suite

WC, wash hand basin, shower cubical laminated flooring and a radiator

Bedroom Two

Irregular Shaped Room 15' 7" x 9' 4" (4.75m x 2.84m)

Window to side and rear, radiator and a carpet

Bedroom Three

Irregular Shaped Room 15' x 9' 7" (4.57m x 2.92m)

Window to front and rear, carpet and a radiator

Bedroom Four

Irregular Shaped Room 18' 9" x 12' 5" (5.71m x 3.78m)

Window to rear and side, carpet and radiator

Bathroom

Window to front, WC, wash hand basin, laminated flooring, airing cupboard, bath mixer with shower and a radiator

Front Garden

Blocked paved driveway to side and flower beds/hedges to front

Rear Garden

Extended raised and low level patio leading to laid lawn with enclosed fencing

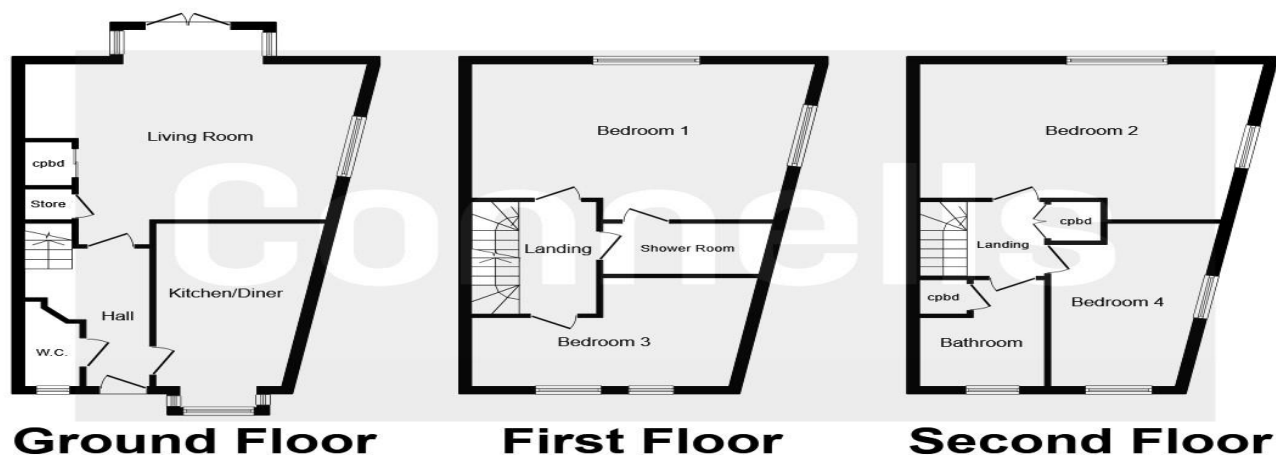
Parking

Carport and side driveway









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). Plan produced for Connells. 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: E

Tenure: Freehold

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