



**Connells**

Hearn Green  
Broughton Aylesbury



# Hearn Green Broughton Aylesbury HP22 7DN

for sale offers in excess of  
**£350,000**



## Property Description

This well-presented three-bedroom mid-terrace home is located in the popular Kingsbrook development and comes with the added benefit of a garage and parking. The entrance hall leads to a convenient downstairs WC, while the modern kitchen sits to the right, fitted with integrated appliances including a fridge/freezer, dishwasher, and washing machine. Light-coloured units give the space a bright and airy feel. At the rear, the living room offers useful understairs storage and enjoys plenty of natural light through French doors that open onto the garden.

Upstairs, the property provides three bedrooms. The master features its own ensuite shower room, while the remaining bedrooms are served by a family bathroom with bath and overhead shower.

Externally, the rear garden is laid to lawn with a patio area, ideal for outdoor seating. The property also benefits from a garage and parking directly in front, making it a practical choice for families and professionals alike.

Kingsbrook is an exciting new community of homes in Aylesbury. Acres of meadowland, parks play areas & new schools will be built here making this a popular family destination. Kingsbrook is on the Southeast side of the

town centre and offers good access to the A418 towards Milton Keynes and the A41 towards Tring & London

## Entrance Hall

Door to front  
Laminate underfoot  
Radiator

## Cloakroom

WC  
Pedestal hand wash basin  
Radiator

## Lounge

15' 5" max x 14' 9" max ( 4.70m max x 4.50m max )  
French doors to rear  
Laminate underfoot  
Radiator  
Understairs cupboard

## Kitchen

11' 10" max x 7' 10" max ( 3.61m max x 2.39m max )  
Window to front  
Wall and base units  
Laminate underfoot  
Integrated fridge/freezer, washing machine, dishwasher  
Sink/drainer

Boiller

Bedroom One

10' 2" max x 8' 6" max ( 3.10m max x 2.59m max )

Window to rear

Carpet underfoot

Radiator

En-Suite

WC

Wash hand basin

Shower cubicle

Laminate

Towel Radiator

Bedroom Two

10' 2" max x 8' 6" max ( 3.10m max x 2.59m 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

WC

Wash hand basin

Bath/mixer with shower

Part tiling

Laminate underfoot

Towel radiator

Shaving point

Window to front

Rear Garden

Laid lawn

Enclosed fencing

Parking

Allocated in front of garage

Garage

10' 6" x 20' 5" ( 3.20m x 6.22m )

Up and over door



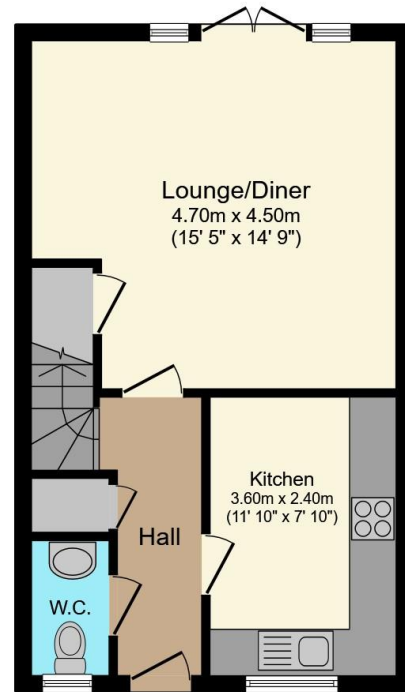




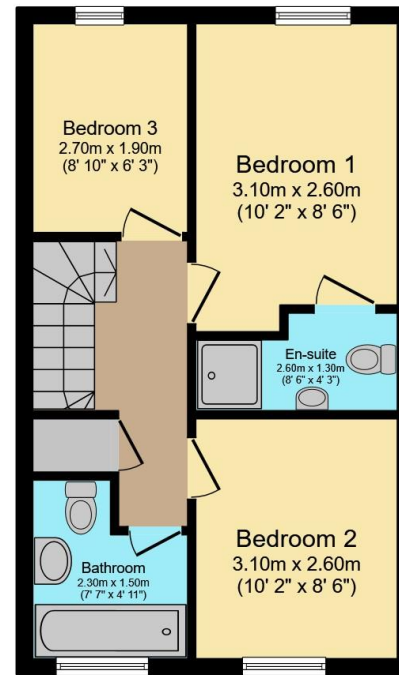




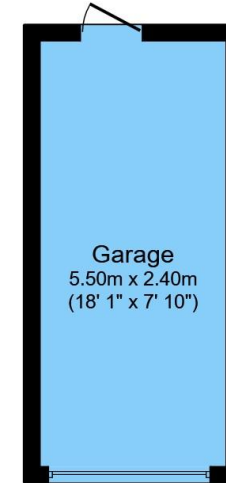




**Ground Floor**



**First Floor**



**Garage**

Total floor area 90.3 m<sup>2</sup> (972 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: B Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS312482](http://connells.co.uk/Property/ALS312482)**



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