



Connells

Restharrow Road
Broughton Aylesbury

Restharrow Road Broughton Aylesbury HP22 7DQ

for sale offers over
£375,000



Property Description

Nestled within the highly sought-after Kingsbrook development, this beautifully presented three-bedroom semi-detached home offers an exceptional blend of modern living, thoughtful design, and everyday convenience—perfect for families and professionals alike.

The property welcomes you with a spacious entrance hall, complete with a handy storage cupboard and a downstairs WC for added practicality. The bright and airy lounge provides a comfortable space to relax, enhanced by French doors that flood the room with natural light and open seamlessly onto the rear garden. Completing the ground floor is the modern kitchen, finished to a high specification and equipped with integrated appliances including a fridge/freezer, dishwasher, and washing machine.

Upstairs, you will find three well-proportioned bedrooms. The master bedroom benefits from a private en-suite shower room fitted with a contemporary shower cubicle. The remaining bedrooms are served by a stylish family bathroom featuring a bath with mixer taps and an overhead shower.

Externally, the home boasts a larger-than-average south-facing rear garden, beautifully arranged with a laid lawn and porcelain patio slabs. Fully enclosed with fencing and offering side access, it provides an ideal space for

outdoor dining and family enjoyment. To the front, the property benefits from driveway parking, along with the added convenience of an EV car charging point.

Entrance Hall

Door to front
Wood effect flooring
Storage cupboard

Cloakroom

Window to front
WC
Wash hand basin
Radiator
Wood effect flooring

Lounge

15' 1" x 14' 4" (4.60m x 4.37m)
French doors to rear
Window to rear
Carpet underfoot
Radiator
Understairs storage

Kitchen

8' 1" x 12' 2" (2.46m x 3.71m)
Window to front
Wood effect flooring

Wall and base units

Boiler

Integrated fridge/freezer, dishwasher and washing machine

Gas hob and electric oven

Bedroom One

8' 6" x 12' 5" (2.59m x 3.78m)

Window to rear

Carpet underfoot

Radiator

En-Suite

WC

Wash hand basin

Part tiling

Shower cubicle

Towel radiator

Wood effect flooring

Bedroom Two

8' 5" x 9' 7" (2.57m x 2.92m)

Window to front

Carpet underfoot

Radiator

Bedroom Three

6' 3" x 8' 9" (1.91m x 2.67m)

Window to rear

Carpet underfoot

Radiator

Loft Space

Boarded loft space

Bathroom

Window to front

WC

Wash hand basin

Bath/mixer with shower

Part tiling

Rear Garden

South facing

Mainly laid lawn

Porcelain patio slabs

Timber built shed

Side gate access

Enclosed fencing

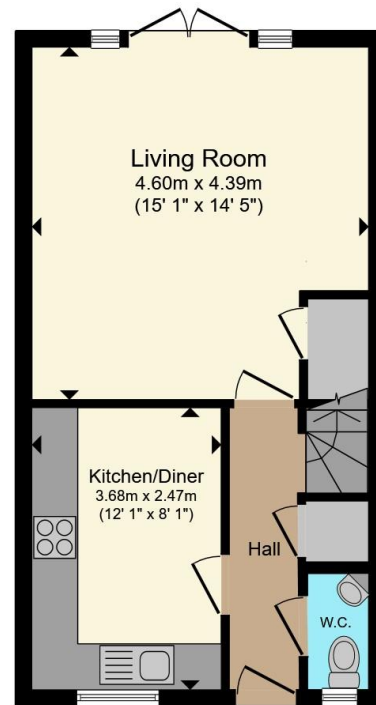
Parking

Driveway with EV charger fitted

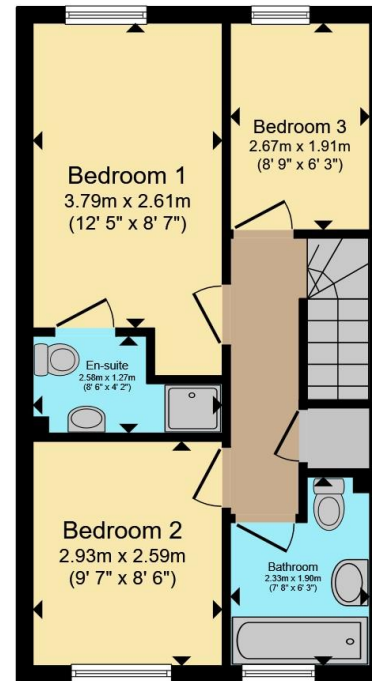








Ground Floor



First Floor

Total floor area 73.6 m² (792 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

Connells

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

Tenure: Freehold

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