



**Narbeth Drive, Broughton Pastures Aylesbury HP20 1NU**



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## **Narbeth Drive, Broughton Pastures Aylesbury**

We are delighted to welcome to the market this well presented three-bedroom extended terrace home in the ever-popular Broughton area. The property benefits from entrance hall, there is a family lounge to the front of the property, to the rear there is a great open plan kitchen/dining/family room, the kitchen benefits from and a range of wall and floor units, there patio doors out to the garden. Upstairs there are three bedrooms and a refitted bathroom with stairs to a loft room which could act as a further bedroom or study. Outside the property has a generous sized rear garden which has been landscaped offering a large patio area ideal for entertaining and a good-sized wooden summer house. To the front of the property the front garden has been block paved for driveway parking for multiple vehicles. Viewing of this property is highly advised.



## Accommodation Comprises

### Entrance Hall

### Lounge

14' 5" max x 11' 9" ( 4.39m max x 3.58m )

### Kitchen

18' 2" x 10' ( 5.54m x 3.05m )

### Landing & First Floor

### Bedroom One

11' 5" x 10' 9" ( 3.48m x 3.28m )

### Bedroom Two

10' 1" x 7' 4" ( 3.07m x 2.24m )

### Bedroom Three

7' 2" x 7' 2" ( 2.18m x 2.18m )

### Bedroom Four

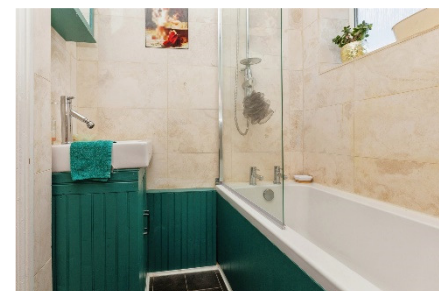
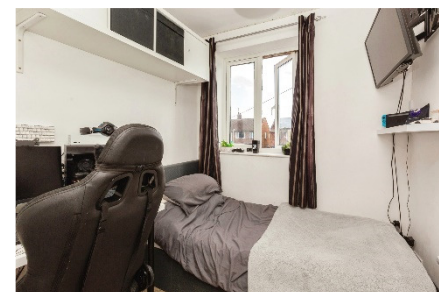
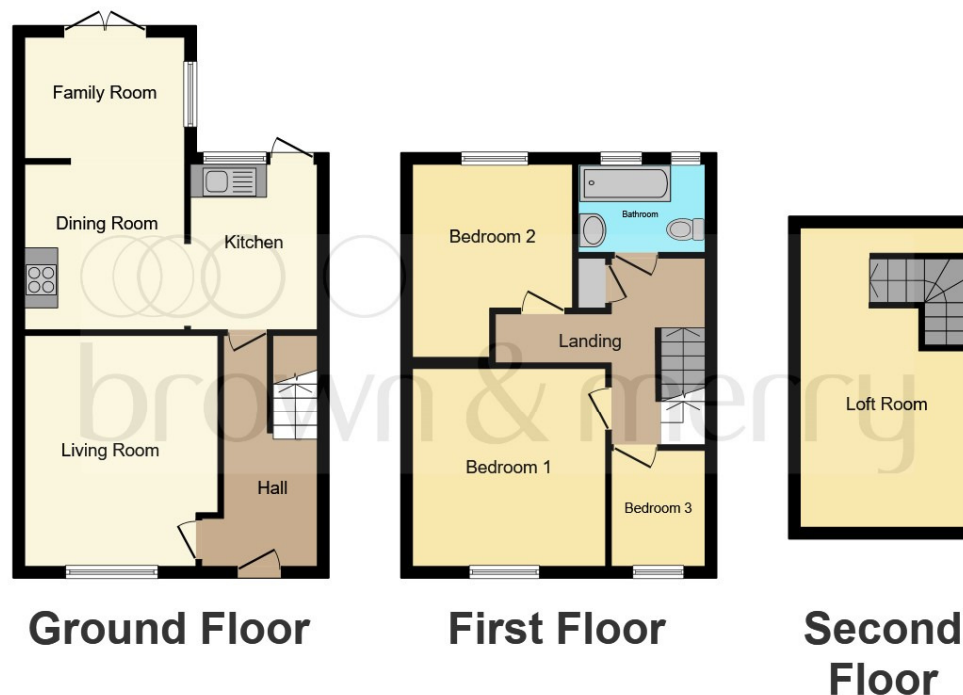
18' 3" x 10' 3" ( 5.56m x 3.12m )

### Bathroom

### Outside

### Broughton

Broughton is an established residential area on the South East side of the town centre and offers good access to the A418 towards Milton Keynes and the A41 towards Tring and London. The area has a popular primary school and family facilities including a children's play area, shopping parade with a convenience store, award winning butchers and takeaways as well as a doctor's surgery nearby. There are great country side walks, Canal walks as well as the popular Conservation area. There is also regular bus services into and around the town centre.



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](http://www.focalagent.com)



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## Narbeth Drive, Broughton Pastures Aylesbury

- THREE BEDROOM HOUSE WITH EXTRA LOFT ROOM
- EXTENDED OPEN PLAN KITCHEN DINER
- LOUNGE WITH BAY WINDOW
- BLOCK PAVED DRIVEWAY
- GOOD SIZE REAR GARDEN

Tenure: Freehold EPC Rating: Awaiting

# £425,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
AYL114824 - 0005

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