



**Siding Road**  
Broughton | Buckinghamshire

**£268,000**  
Freehold



# Siding Road

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We are delighted to offer this deceptively spacious one-bedroom freehold coach house on the ever-popular Kingsbrook development in Broughton.

Some of the many pleasing features include:

- One bedroom
- Open plan living/dining/kitchen
  - Gas fired central heating
  - Large single garage
- Close to country walks, and other local amenities
  - Six years old
  - Chain free



**Entrance hall** – UPVC front door, coir mat, stairs to first floor.

**Landing** – Fitted carpet, two large storage cupboards, Velux window

**Living / dining room** – Fitted carpet, radiators


**Kitchen** – Fitted with a range of matching gloss base units and wall cabinets. Wood effect laminate worktop, integrated fridge/freezer, Zanussi oven and four ring gas hob with extractor over, dishwasher, Ideal gas fired central heating boiler.

**Bedroom** – dual aspect, fitted carpet, access to loft space.

**Bathroom** – Vinyl floor, fitted three-piece white suite comprising pedestal wash basin, low flush WC, panel bath with shower over. Space for washer/dryer.

**Large single garage** – big enough for a car – electric up and over door, power, light and large walk in storage cupboard.

*The Kingsbrook development offers a plethora of amenities, including a convenience shop, schools, plentiful green space with walks, and lies within walking distance of pubs and restaurants.*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>81</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 





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