



Williams
PROPERTIES
For Sale
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Henry Road

Broughton | Aylesbury | Buckinghamshire | HP20 1NP



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Williams Properties are delighted to welcome to the market this excellent three bedroom family home on the desirable South-side neighbourhood of Broughton. The property is within walking distance to Broughton Infant and Junior schools. Accommodation comprises of an entrance hall, living room, downstairs wc, kitchen/diner, utility, three bedrooms and bathroom. Outside there is an enclosed rear garden and off road parking to the front. Viewing is strongly advised.

Offers in excess of £475,000

- Desirable Location
- Close To Schools
- Driveway Parking
- Well Presented Throughout
- Three Bedroom House
- Fantastic Road Links
- Open Plan Kitchen/Dining Area
- Utility & Cloakroom

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, takeaways as well as a doctor's surgery nearby. There is also regular bus services into and around the town centre. Primary & Junior School – Broughton & Secondary Schools – The Grange & Aylesbury Grammar Schools

Council Tax

Band D

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with doors to the wc, living room and kitchen. Stairs rise to the first floor.

WC

Comprising a hand wash basin, heated towel rail, low level wc and a frosted window.



The property is located on the desirable Broughton neighbourhood in Aylesbury, walking distance to the infant and junior school, as well as the shops and amenities at Parton Road. A more extensive range of facilities can be found in Aylesbury Town Centre which is easily accessible on foot and by road. There is easy access to the A41 towards the M25.



Living Room

Living room consists of a window to the front aspect, carpet laid to floor, spotlights to ceiling, radiator and a feature electric fireplace. Space for a sofa suite and other furniture.

Kitchen / Dining / Living Area

Kitchen area consists of a range of wall and base mounted units with worktops, kitchen island with storage and space for bar stools, inset sink unit with mixer tap, inset electric hob and overhead extractor fan, integrated double oven and dishwasher, space for an American style fridge/freezer. Space for a dining table set and sofa. Bi-folding doors to the garden, spotlights and light pendants to ceiling, radiator and wood effect flooring.

Utility

Space and plumbing for washing machine, door to the garden.

First Floor

Doors to all three bedrooms and bathroom. Loft access.

Bedroom

Bedroom consists of a window to the front aspect, built in wardrobes, carpet laid to floor, light fitting to ceiling, radiator and space for a king size bed and other furniture.

Bedroom

Bedroom consists of a window to the rear aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a single bed and other furniture.

Bathroom

Bathroom is fully tiled and comprises a low level wc, hand wash basin unit with storage, enclosed shower cubicle and frosted windows.

Rear Garden

Paved patio and pathway leading to an area of raised decking with pergola, grass laid to the remainder, built in planters, access to the workshop. Workshop has light and power and can be used for multiple uses.

Parking

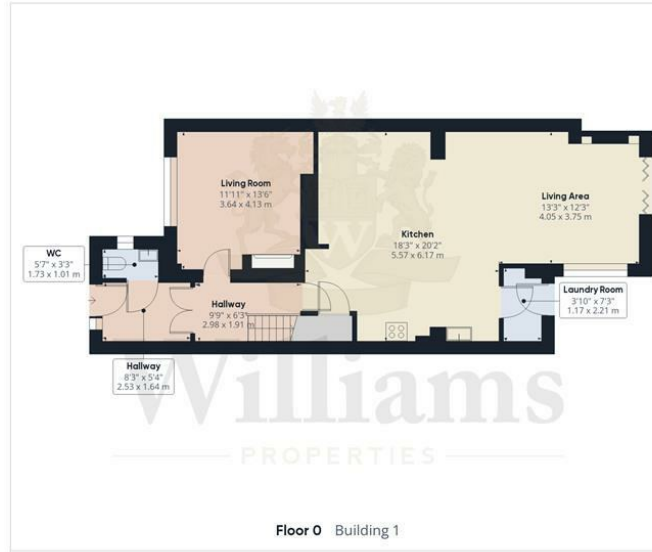
Gravelled driveway with parking for two vehicles.

Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-101) A | | | | (82 plus) A | | | |
| (81-91) B | | | | (71-81) B | | | |
| (69-80) C | | | | (59-70) C | | | |
| (55-68) D | | | | (47-58) D | | | |
| (39-54) E | | | | (35-46) E | | | |
| (21-38) F | | | | (11-34) F | | | |
| (1-20) G | | | | (1-10) G | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | | EU Directive 2002/91/EC | | | |
| England & Wales | | | | England & Wales | | | |

Energy Efficiency Rating: 47
Environmental Impact (CO₂) Rating: 76



Approximate total area¹⁰
 1433.36 ft²
 133.16 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.