



Malvern Road

Broughton | Aylesbury | Buckinghamshire | HP20 1QF



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Williams Properties are delighted to welcome to the market this excellent five 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 cloakroom, open plan kitchen/dining room, five bedrooms, a wet-room and family bathroom. Outside there is a sculpted enclosed rear garden, off road parking to the front and an integral garage. Viewing is strongly advised on this stunning property.

Offers in the region of £585,000

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 E

Local Authority

Buckinghamshire Council

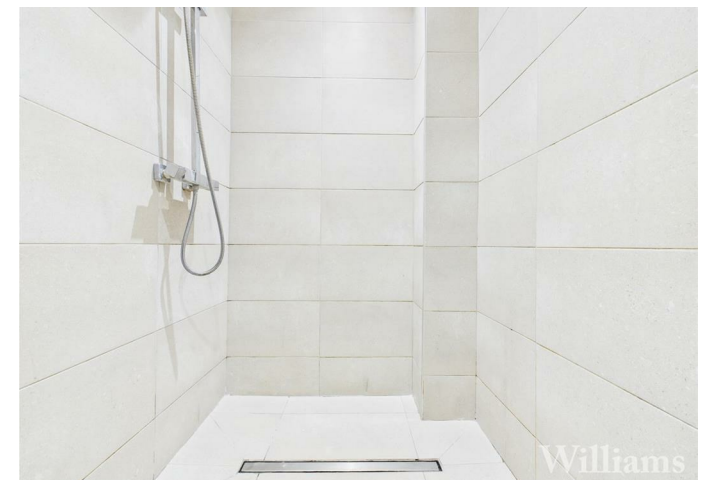
Services

All main services available

Entrance Hallway

Enter through the front door into this bright and airy spacious U-shaped entrance hallway comprising of tiled flooring, a pendant light to the ceiling, window to the front aspect, carpeted stairs rising to the first floor and doors to the dining room, downstairs cloakroom, integral garage, kitchen and a storage cupboard.





- 5 Bedrooms
- Bi-Fold Doors To Rear Garden
- Immaculate Order Throughout
- Amenities Nearby
- Open Plan Kitchen / Diner
- Driveway & Intergrated Garage
- Highly Sought After Location
- High Quality Solid Boarded Wood Doors

Dining Room

This dining room features a bay window to the front aspect, glazed bifold doors to the enclosed rear aspect, two sets of studio spotlights to the ceiling, two wall mounted radiators, wall mounted lights, wood effect flooring and open plan access to the kitchen. Space for a dining table and other furniture.

Kitchen / Breakfast Bar

This kitchen features wood effect flooring, studio spotlights to the ceiling, a wall mounted radiator, window to the rear aspect, breakfast bar space for barstools, a door to the living room and entrance hallway and open plan access to the dining room, a range of shaker style wall and base mounted units with cupboard downlights and includes an integrated sink with a mixer tap and draining board, dishwasher, fridge/freezer and space for other white goods.

Living Room

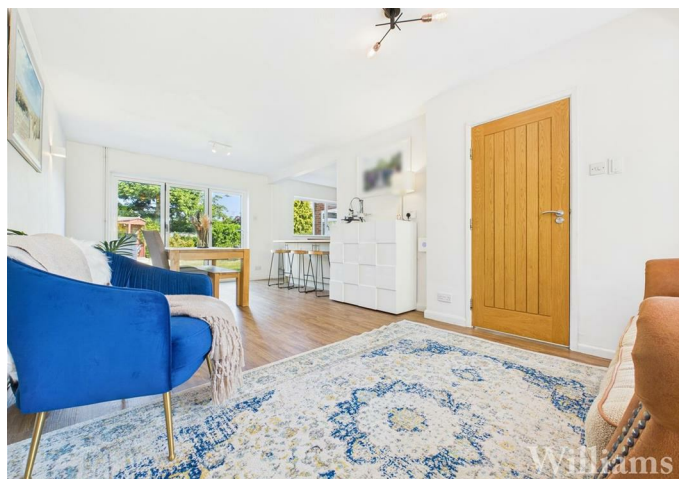
This lounge features a glazed sliding door to the enclosed rear garden, wood effect flooring, a pendant light to the ceiling, a wall mounted radiator and ample space for living room furniture.

Cloakroom

This downstairs cloakroom is comprised of tiled flooring, a spotlight to the ceiling, fitted downlighting to the shelving, a low level w/c, hand wash basin with a mixer tap inset into a vanity unit and a heated towel rail.

Garage

This integral single garage features an up-and-over door, lighting to the ceiling and a courtesy door to the entrance hallway.



The property is a short walk away from all amenities including a long hours pharmacy, dentist, off licence as well as a canal and multiple walking paths and both nearby schools are forest schools rated as 'good'. There is also regular bus route that serves the area.



Landing

This L-shaped first floor landing is comprised of carpeted flooring, a wall mounted radiator, window to the front aspect, two loft hatches one with an integrated ladder and doors to all five bedrooms, wet-room and the family bathroom.

Bedroom

The second bedroom features carpeted flooring, a window to the front aspect, pendant light to the ceiling, wall mounted radiator and space for a double bed and other bedroom furniture.

Bedroom

The master bedroom features carpeted flooring, window to the rear aspect, a wall mounted radiator, pendant light to the ceiling, three integrated double wardrobes and space for a double bed and other bedroom furniture.

Wet-room

This wet-room features fully tiled walls and flooring and an overhead shower.

Bedroom

The fifth bedroom is comprised of carpeted flooring, window to the rear aspect, wall mounted radiator, pendant light to the ceiling and space for a bed and other bedroom furniture.

Bedroom

The fourth bedroom is comprised of a pendant light to the ceiling, carpeted flooring, a wall mounted radiator, window to the rear aspect and space for a bed and other bedroom furniture.

Bedroom

The L-shaped third bedroom is comprised of carpeted flooring, window to the front aspect, wall mounted radiator, pendant light to the ceiling, an inset wardrobe and space for a bed and other bedroom furniture.

Bathroom

This bathroom is comprised of laminate flooring, a fitted light to the ceiling, hand wash basin with hot and cold taps, panelled bathtub with an overhead shower, a low level w/c and a frosted window to the side.

Garden

This enclosed rear garden is comprised of L-shaped patio pathways in line with the bifold and sliding doors, steps up to a patio area with space for garden furniture and grass lawn laid to the remainder.

Parking

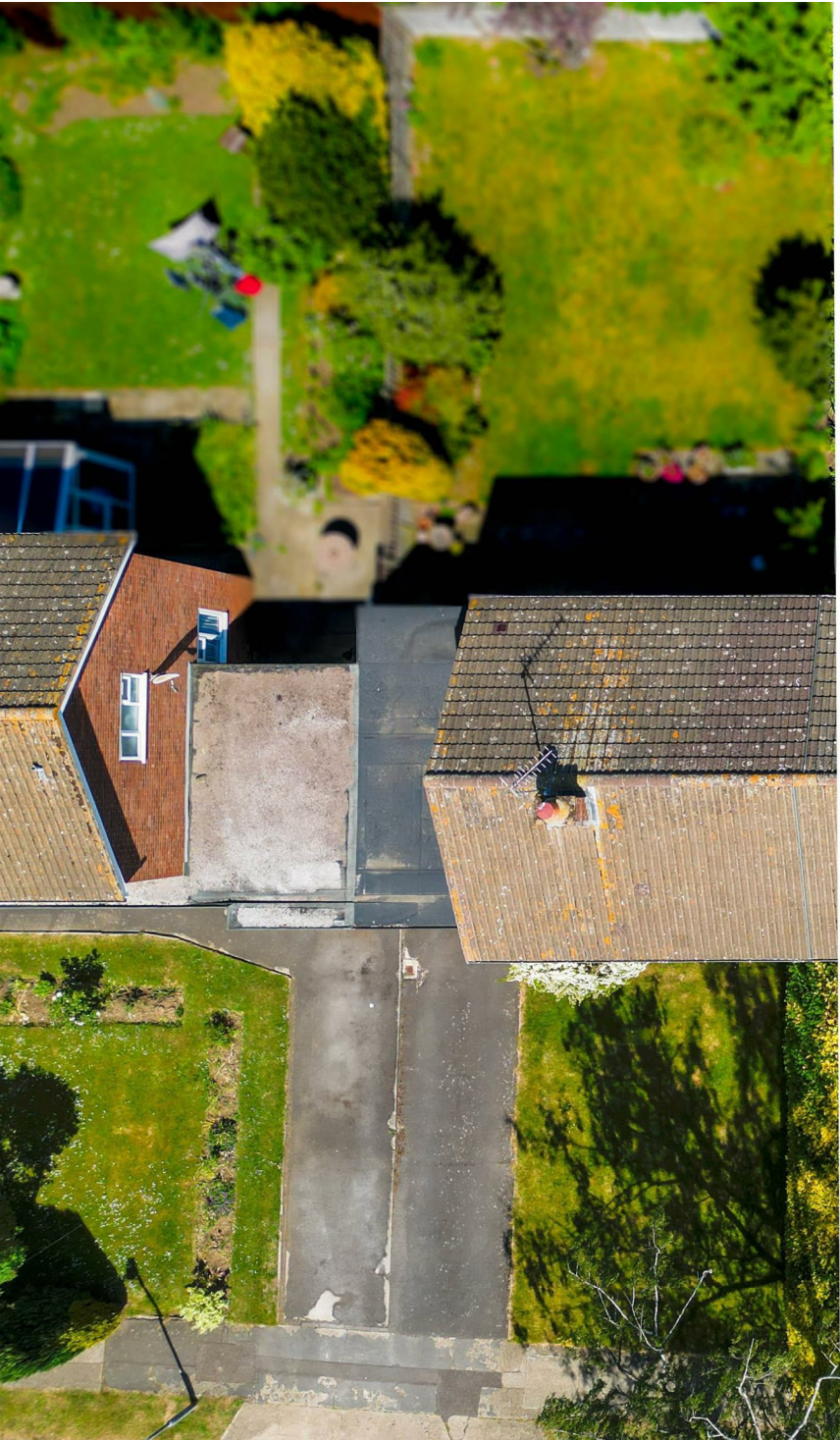
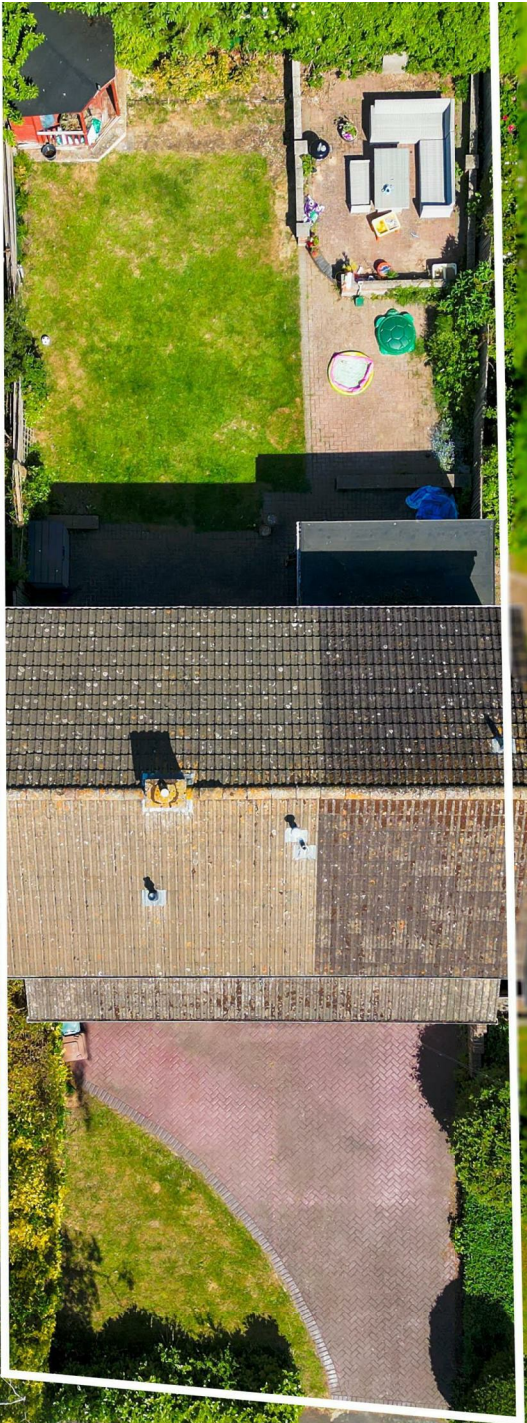
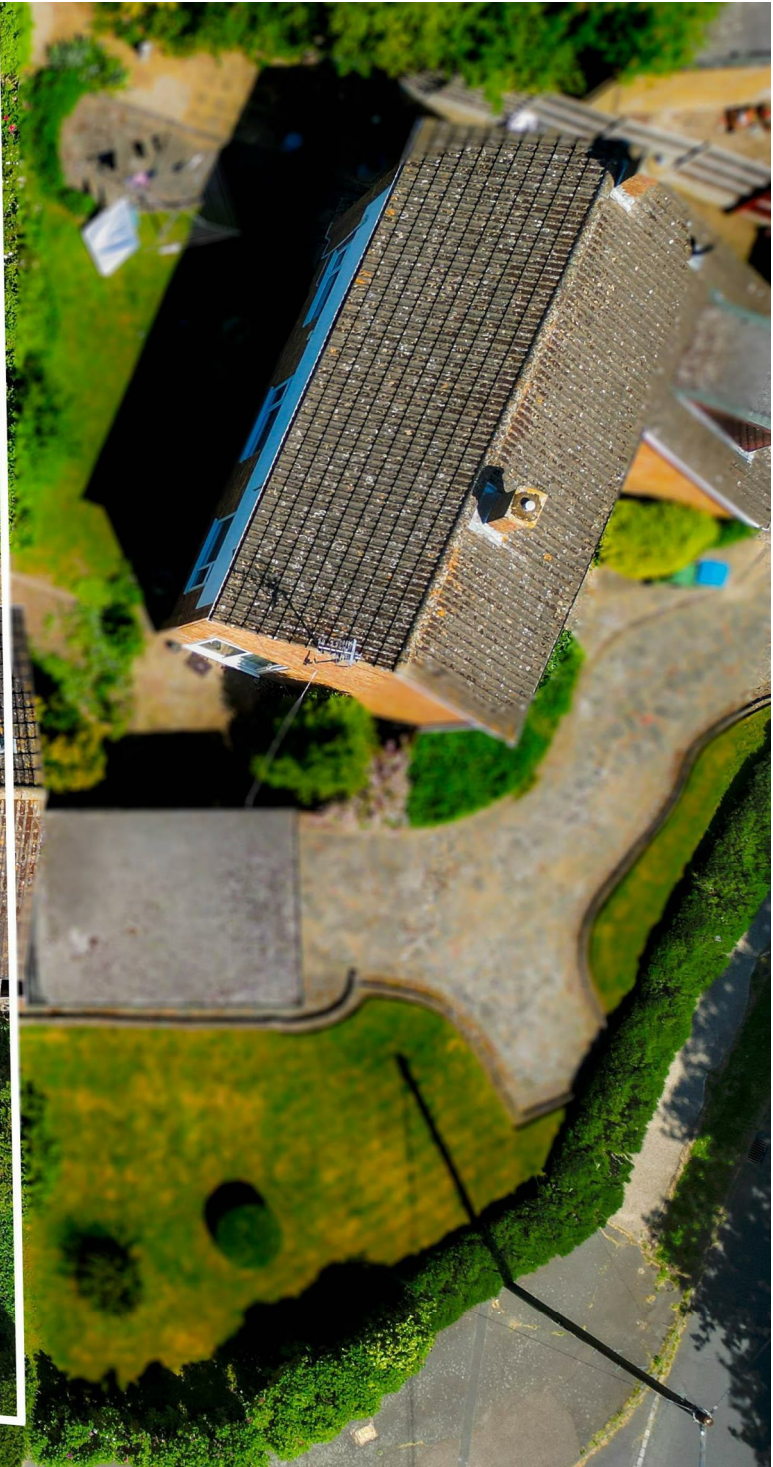
There is an integral single garage and driveway parking to the front for multiple vehicles.

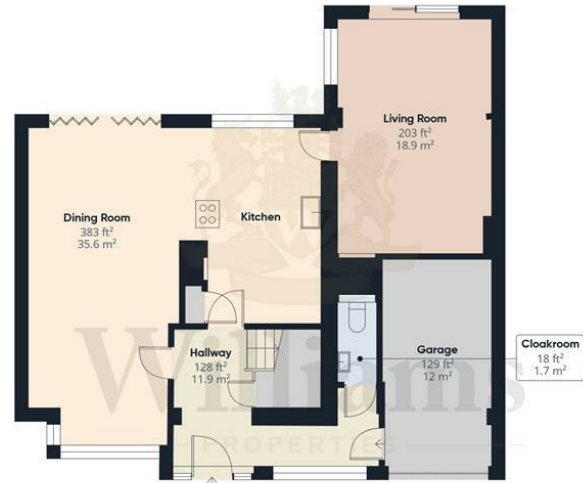
Buyer Notes

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





Floor 0



Floor 1



Approximate total area⁽¹⁾
 1477 ft²
 137.3 m²

(1) 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.

Calculations are based on RICS IPMS 3C standard.

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.