

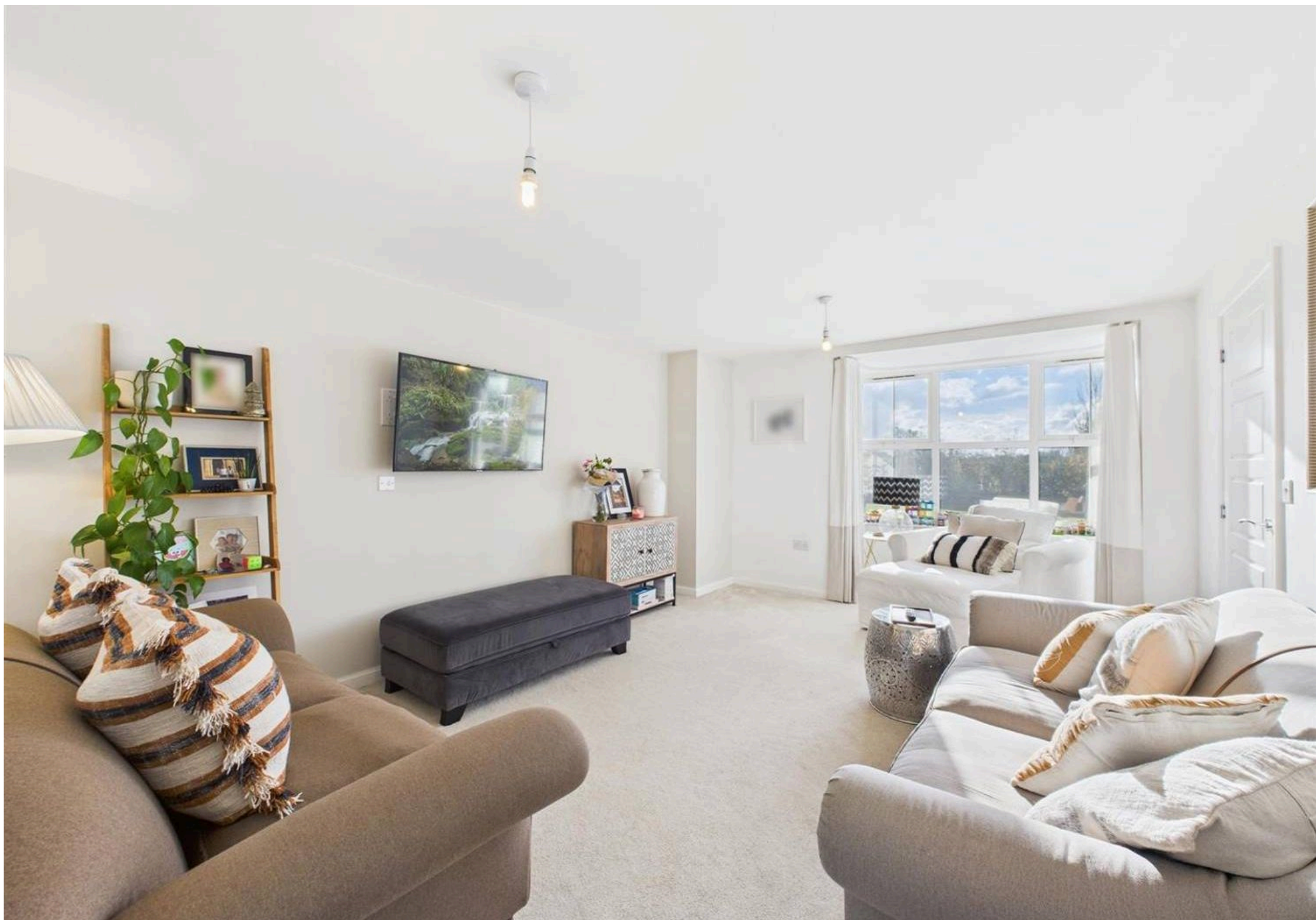


15 Bobby Road, Broughton

Aylesbury

£598,000









## 15 Bobby Road

Broughton, Aylesbury

Modern four-bedroom detached home in Kingsbrook (built 2017) with garage, driveway, en-suite master, home office, and spacious living areas. Close to schools and amenities. Excellent condition.

Kingsbrook is a new and exciting development 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 areas, and nearby there is a doctors surgery and a choice of shopping including Tesco Express, Lidl, Wenzels and a Sainsbury Local. There is also regular bus services into and around the town centre. Primary & Junior School – Broughton & Secondary Schools – Kingsbrook Secondary School, The Grange & Aylesbury Grammar Schools.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





### Entrance Hallway

Hallway with wood-effect flooring, underfloor heating, radiator, and access to main rooms plus stairs to first floor.

### Office

Front-aspect home office with carpet, radiator, spotlights, and space for office furniture.

### Living Room

Spacious lounge with bay window, carpet, pendant lights, radiator, and ample seating space.

### Dining Room

Rear-aspect dining room with wood-effect flooring, underfloor heating, pendant light, and open access to the kitchen.

### Kitchen/Breakfast Room

Large open-plan kitchen/dining space with shaker units, integrated appliances, underfloor heating, and French doors to the patio and garden.

### Utility

Utility room with units, radiator, wood-effect flooring, and side access to garden.

### Cloakroom

Downstairs WC with basin, radiator, and wood-effect flooring.

### Landing

Carpeted landing with loft access, storage cupboards, and doors to four bedrooms and the bathroom.











Williams



### Master Bedroom & En Suite

Dual-aspect master with fitted wardrobe, carpet, and en-suite featuring shower, WC, basin, and heated towel rail.

### Bedroom Two

Front-facing bedroom with carpet, integrated wardrobes, radiator, and space for a king-size bed.

### Bedroom Three

Rear bedroom with carpet, inset wardrobe, radiator, and space for a double bed.

### Bedroom Four

Rear bedroom with carpet, radiator, and space for a double bed.

### Bathroom

Family bathroom with bath/shower, WC, basin, radiator, and wood-effect flooring.



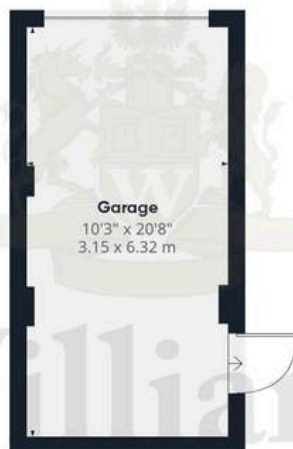




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

1558 ft<sup>2</sup>

144.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360