



**35 Sutton Grove, Broughton**

Aylesbury

In Excess of £575,000





## 35 Sutton Grove

Broughton, Aylesbury

Superb four bed, three storey detached home in Kingsbrook, Aylesbury. Features en-suite, two bathrooms, garden, garage, driveway, kitchen/diner, and utility. Excellent condition throughout.

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

Enter the property through the front door leading into the entrance hall with stairs rising to the first floor and doors leading off to the lounge, kitchen/diner and downstairs cloakroom. There is tiles laid to flooring, one radiator panel and a pendant light to the ceiling.

### Cloakroom

The cloakroom is comprised of tiled flooring, a low level WC, a pedestal hand wash basin with a mixer tap, tiling to splash sensitive area, a wall mounted radiator and a single fitted light to the ceiling.

### Living Room

The lounge is light and airy and comprises of carpet laid to floor, two pendant light fittings to the ceiling, a window to the side aspect and a bay window to the front aspect. Space for a three piece suite and other living room furniture.

### Kitchen/Diner

The kitchen/dining room is a good size and comprises of tiled flooring, a range of modern base and wall mounted units, laminate work surfaces, stainless steel sink with draining board and mixer tap, an integrated double oven with a gas hob and extractor fan overhead, integrated dishwasher and fridge/freezer, spot lights to the ceiling, a cupboard housing the boiler, one wall mounted radiator panel, a bay window to the front aspect and a box shaped vertical windows and double doors leading out to the enclosed side garden and a door to the utility room. There is space for a dining table with several chairs and other dining room furniture.

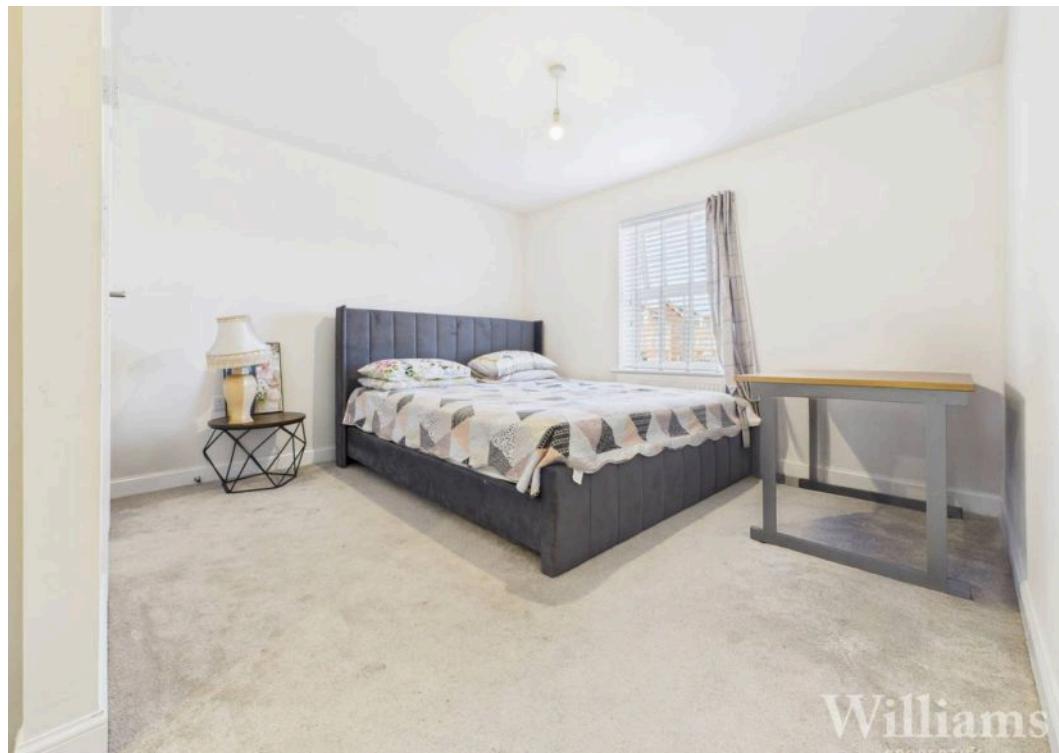
### Utility Room

Comprising of base and wall mounted units with work surfaces, a wall mounted radiator panel and an under stairs storage cupboard and a door leading out to access passage to the rear of the property. Space under work surfaces for a washing machine and other white goods.

### Landing

The first floor landing is comprised of carpet









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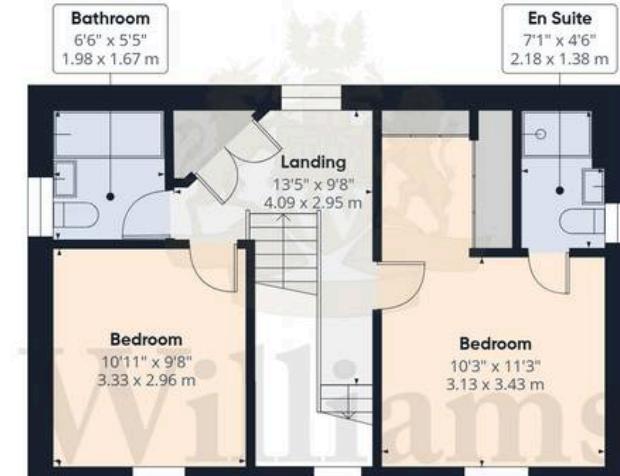
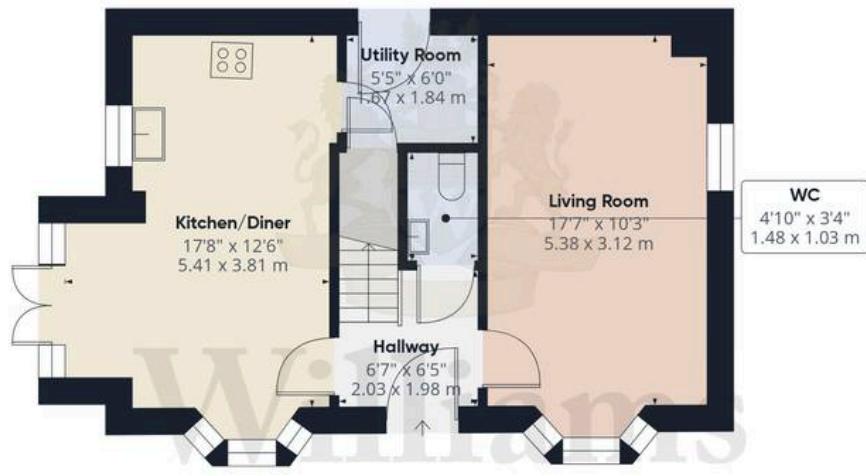
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Approximate total area<sup>(1)</sup>

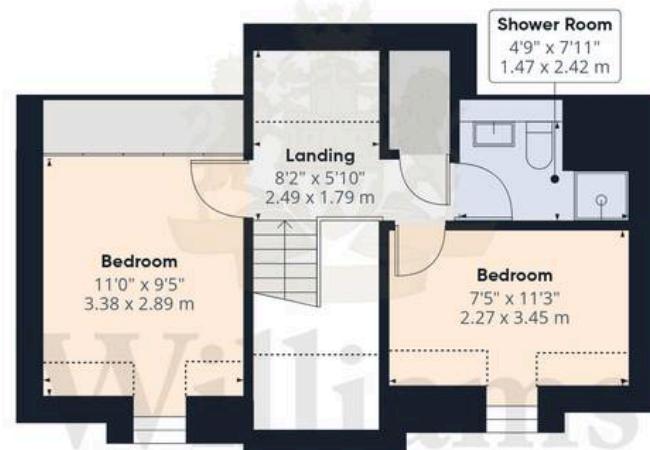
1424 ft<sup>2</sup>

132.3 m<sup>2</sup>

Reduced headroom

43 ft<sup>2</sup>

4 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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