



Richmond Road, Broughton, Aylesbury,
Buckinghamshire, HP20 1PW



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A well maintained detached family home
with ample scope to extend to the side
(subject to the necessary planning
consents).

£475,000 Freehold



The Property

This light and airy detached family home is situated on a generous corner plot providing ample scope to extend (subject to the necessary planning consents). The current owner did have planning permission for a double storey extension and the plans drawn up are available on request. This has now expired so the plans would need to be re-submitted.

The property is situated on the ever popular Broughton development overlooking green space to the side and rear and is within walking distance of the local schools. The accommodation comprises: spacious entrance hall, living room, dining room with patio doors leading out to the garden, a well fitted kitchen with integrated double oven and hob, three good sized bedrooms and a large family bathroom. The property benefits from gas fired central heating and double glazing.

Outside

To the front of the property there is a large driveway providing off street parking for a good number of vehicles in addition to the **garage** which measures **18'1 x 9'2** and has light and power with an electric up and over door. There is an area of lawn to either side of the driveway and a gated access leading to the side of the property where there is ample space

for the large timber shed which has light and power and is included in the sale. The secluded rear garden is laid mainly to lawn with a paved patio area and well stocked flower and herbaceous borders.



Additional Information

Council Tax Band: E / EPC Rating: D

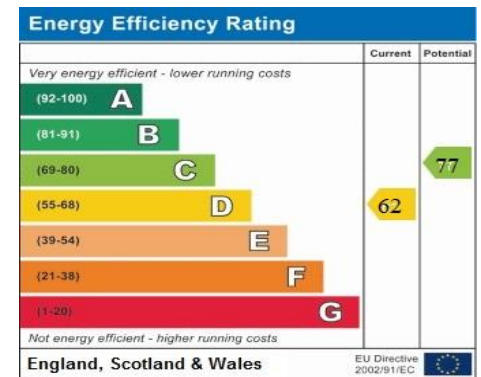
Location

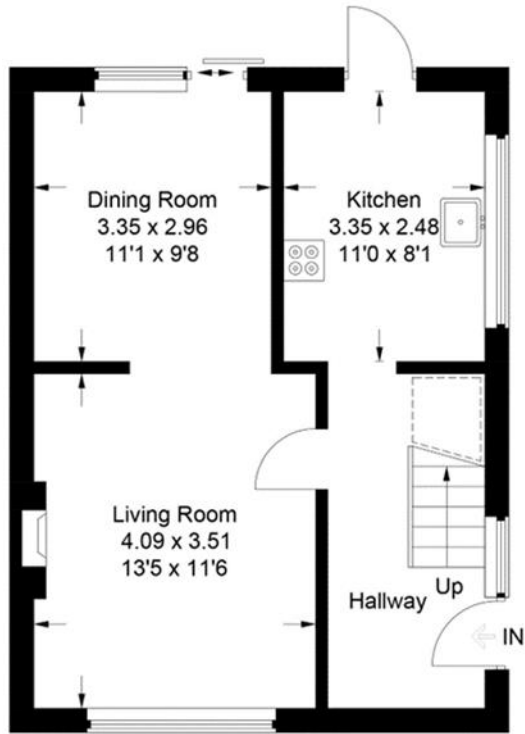
The property is situated just over a mile from the town centre on the popular south side of Aylesbury. The Broughton estate has two schools, Broughton Infant and Junior, providing education up to secondary

level and is within walking distance of the highly regarded Grammar and High Schools. There is good transport links towards London/M25, particularly on the A41 which can be accessed directly from the estate, but also from the nearby A413. There is a choice of mainline services into London Marylebone at Aylesbury and Stoke Mandeville Stations both of which are a couple of miles away. The location is ideal for families with several parks and playgrounds nearby. There is a parade of shops and nursery on the estate at Parton Road and a doctor's surgery and petrol station close by.

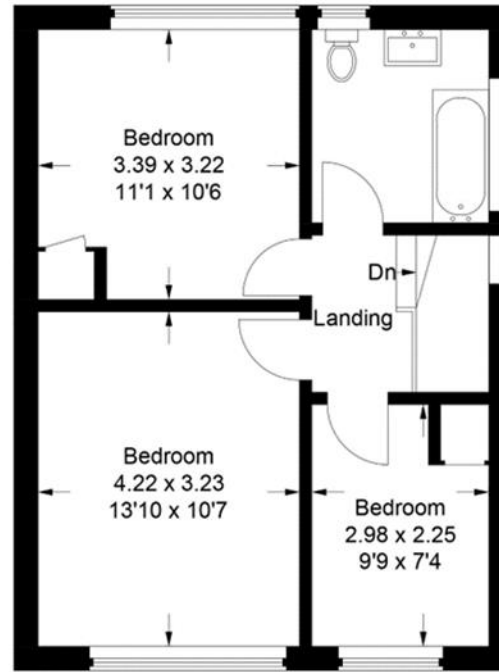
Viewings

Strictly by appointment only.

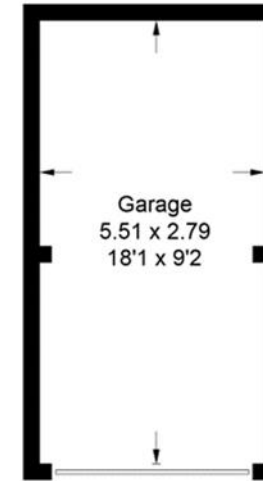




Ground Floor



First Floor



Approximate Gross Internal Area
 Ground Floor = 43.3 sq m / 466 sq ft
 First Floor = 42.8 sq m / 461 sq ft
 Garage = 15.4 sq m / 166 sq ft
 Total = 101.5 sq m / 1,093 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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