BROUGHTON AVENUE, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £475,000

FREEHOLD

Situated in a well connected location in Broughton, this Four bedroom detached bungalow offers comfortable single-level living with excellent access to local amenities, schools, parks and road links. The accommodation comprises a living room, kitchen, three bedrooms and a bathroom. The former garage has been converted to create a versatile dining room, while a bright sunroom provides additional living space and enjoys views over the garden. Externally, the property benefits from a private garden and driveway providing off-road parking.

GEORGE DAVID

BROUGHTON AVENUE

• THREE BEDROOM DETACHED BUNGALOW • POPULAR BROUGHTON LOCATION • EXCELLENT ROAD LINKS • SPACIOUS LIVING ROOM • CONVERTED GARAGE • CLOSE TO LOCAL AMENITIES • ENCLOSED REAR GARDEN • FRONT DRIVEWAY

LOCATION

Broughton is situated just over a mile from the town centre on the popular south side of Aylesbury. There are 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 are good transport links towards London/M25, particularly on the A41 which can be accessed directly, 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.

ACCOMMODATION

The property is approached via a front driveway, providing off-road parking, with a useful entrance porch leading into the main hallway. The hallway provides access to the principal rooms and benefits from a built-in storage cupboard.

The kitchen is fitted with a range of units and offers space for a cooker and washing machine, together with an integrated fridge and dishwasher. There is also room for a small dining table and chairs, making this a practical and sociable space. A door provides access to the side of the property.

The living room is a comfortable reception space featuring an attractive fireplace as a focal point. Doors lead through to the sunroom, creating a bright and versatile additional living area with views over the rear garden.

The property benefits from a converted garage, which has been thoughtfully transformed into a separate dining room. This provides a dedicated space for entertaining and family meals, while also offering flexibility for alternative uses depending on the needs of the new owner.

There are three bedrooms, providing comfortable accommodation for family, guests or those looking for additional space for a home office or hobbies. The bathroom completes the internal accommodation.

Outside, the property benefits from an enclosed rear garden offering a good degree of privacy. The garden is laid out with a combination of patio and lawn areas, providing plenty of space for outdoor seating, entertaining and enjoying the garden. Mature plants and small trees add interest and greenery, while the different areas provide a variety of spaces to enjoy throughout the day.

INFORMATION FOR BUYERS

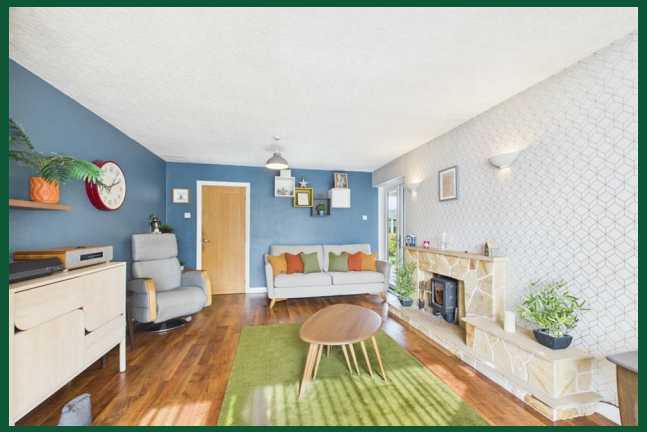
Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

BROUGHTON AVENUE



BROUGHTON AVENUE

ADDITIONAL INFORMATION

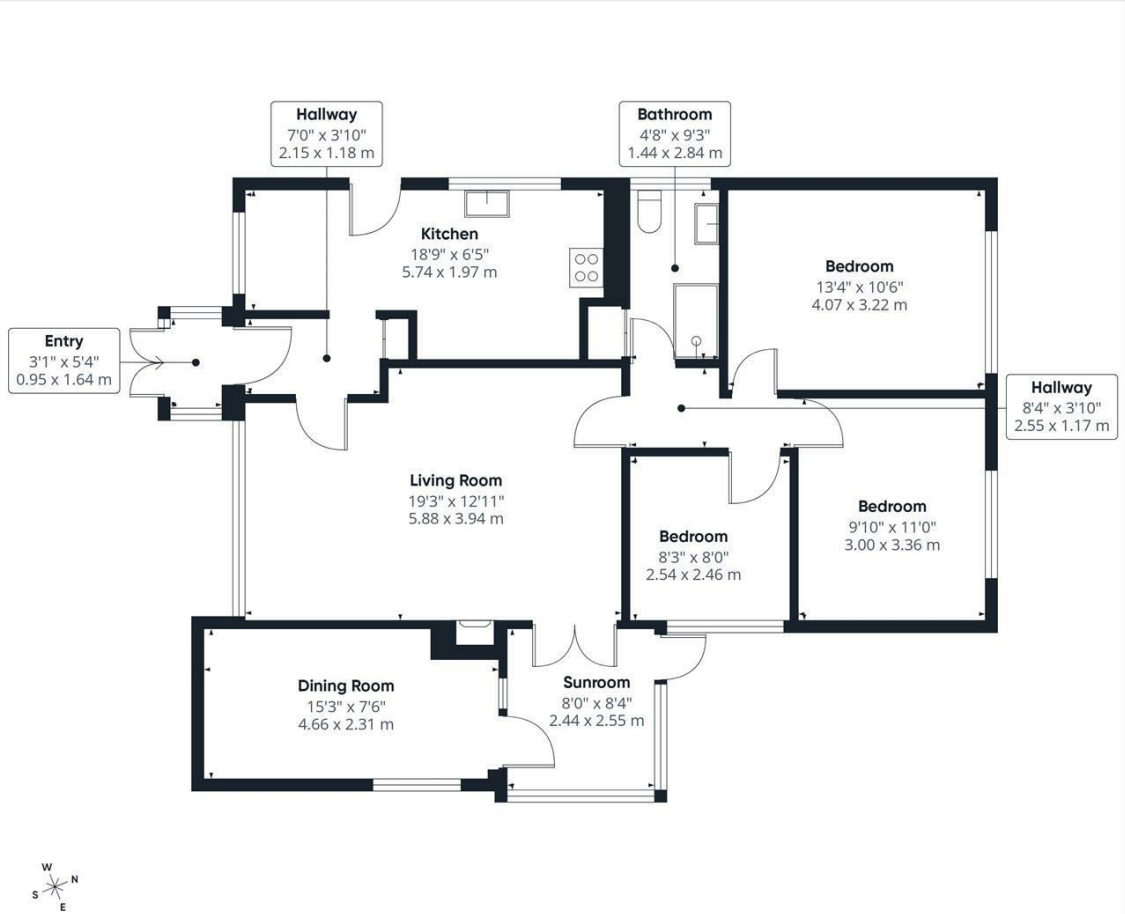
Local Authority – Buckinghamshire

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 994.00 sq ft

Tenure – Freehold



Approximate total area(1)

994 ft²

92.3 m²

(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.

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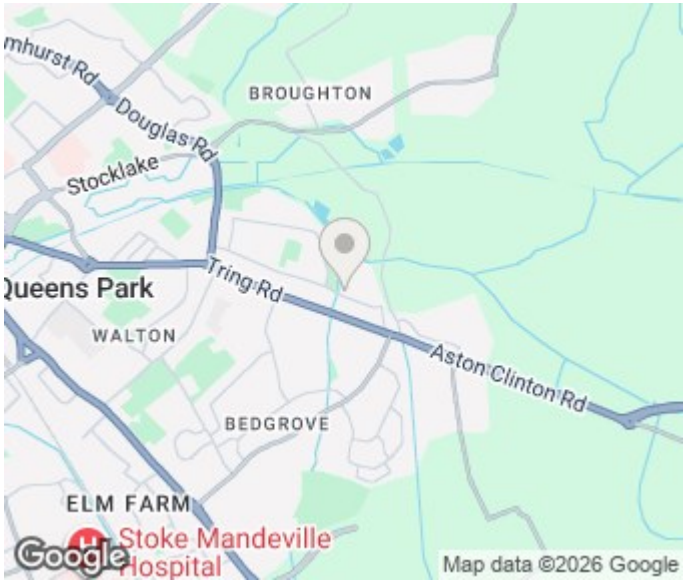

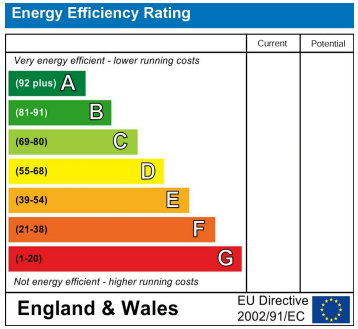

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk

GEORGE DAVID