



**Connells**

Herald Street  
Broughton Aylesbury



## Property Description

Offered to the market with no onward chain and presented in immaculate condition, this superb three-bedroom semi-detached home is ideally positioned within the highly sought-after Kingsbrook development.

The accommodation begins with a welcoming entrance hall featuring a useful storage cupboard, alongside a convenient downstairs cloakroom. To the rear of the property sits a contemporary open-plan kitchen/diner, flooded with natural light and enhanced by patio doors opening directly onto the rear garden—perfect for both everyday living and entertaining. The modern kitchen is fitted with sleek wall and base units and benefits from integrated appliances including a fridge/freezer and dishwasher, complemented by an electric oven and gas hob. There is ample space to accommodate a family dining table. The ground floor is completed by a spacious dual-aspect lounge, providing a light and comfortable living space.

Upstairs, the property offers three well-proportioned bedrooms, two of which are doubles. The principal bedroom enjoys the added benefit of a stylish en-suite shower room, while the remaining bedrooms are served by a modern family bathroom fitted with a bath and overhead shower, WC and wash hand basin.

Externally, the home provides driveway parking and an enclosed rear garden, ideal for families, outdoor entertaining or relaxing in

privacy.

## Entrance Hall

Built in cupboard

## Cloakroom

Window to front  
Wash hand basin  
WC

## Lounge

15' 6" x 10' 7" ( 4.72m x 3.23m )  
Wooden flooring  
Window to front and side  
TV point  
Radiator

## Kitchen/Diner

15' 5" x 8' 9" ( 4.70m x 2.67m )  
Patio doors to rear  
Wall and base units  
Integrated fridge/freezer, dishwasher  
Electric oven and gas hob  
Sink/drainer  
Wood flooring

## Landing

Carpet underfoot

Loft access

### Bedroom One

10' 6" x 10' 10" ( 3.20m x 3.30m )

Carpet underfoot

Window to side

Radiator

Storage cupboard

### En-Suite To Master

Shower cubicle

Wash hand basin

WC

Radiator

Window to front

Extractor fan

Wood flooring

### Bedroom Two

8' 9" x 8' 8" ( 2.67m x 2.64m )

Carpet underfoot

Radiator

Window to front

### Bedroom Three

8' 8" x 6' 4" ( 2.64m x 1.93m )

Window to rear

Carpet underfoot

Radiator

### Bathroom

Bath with shower overhead

WC

Wash hand basin

Window to front

Tiled walls







To view this property please contact Connells on

**T 01296 395 111**  
**E aylesbury@connells.co.uk**

2 Temple Street  
AYLESBURY HP20 2RH

EPC Rating: B    Council Tax  
Band: D

Tenure: Freehold

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