



Connells

Engine Lane
Broughton Aylesbury



Property Description

Connells are delighted to welcome to the market this spacious four bedroom detached family home, ideally located in the popular Kingsbrook development.

The ground floor opens with a welcoming entrance hall offering two built-in storage cupboards and a convenient downstairs WC. A separate study, with dual-aspect windows to the front and side, provides the perfect work-from-home space. The generously sized lounge features French doors leading out to the rear garden, while the impressive, larger-than-average kitchen is fully modernised and fitted with integrated appliances-including a fridge/freezer, washing machine, dishwasher, gas hob, and electric oven. Ample space for a dining table and additional French doors to the rear complete this stylish and practical area.

Upstairs, the property hosts four well-proportioned bedrooms. The master bedroom benefits from its own en-suite bathroom, while the remaining rooms are served by a modern family bathroom.

Kingsbrook is an exciting new community of homes in Aylesbury. Designed in close consultation with rspb, this beautiful location will ensure nature has a home too. Acres of meadowland, parks play areas & new schools will be built here making this a popular family destination. Kingsbrook is on the Southeast side of the town centre and offers good access to the A418 towards Milton Keynes and the A41 towards Tring & London.

Agents Note

A SERVICE CHARGE OF £245 EVERY 6 MONTHS

Entrance Hall

Door to front, vinyl underfoot, two storage cupboards

Cloakroom

WC, WHB, vinyl underfoot, radiator, extractor fan

Lounge

16' 8" MAX x 10' 2" MAX (5.08m MAX x 3.10m MAX)

Window to front, carpet underfoot, radiator, French doors to rear

Dining Room/Study

10' 8" MAX x 9' 6" MAX (3.25m MAX x 2.90m MAX)

Window to side and front, vinyl underfoot, radiator

Kitchen

15' MAX x 14' 9" MAX (4.57m MAX x 4.50m MAX)

Window to side and front, french doors to rear, vinyl underfoot, wall and base units, integrated fridge/freezer, dishwasher,

washing machine, gas hob and electric oven, radiator

Landing

carpet underfoot and loft access

Bedroom One

15' MAX x 9' 9" MAX (4.57m MAX x 2.97m MAX)

Window to front and side, carpet underfoot, radiator

En-Suite

Window to side, wc, whb, vinyl underfoot, shower cubicle, towel radiator

Bedroom Two

14' 8" MAX x 8' 8" MAX (4.47m MAX x 2.64m MAX)

Window to front, carpet underfoot, radiator

Bedroom Three

12' 1" MAX x 9' 1" MAX (3.68m MAX x 2.77m MAX)

Window to front, carpet underfoot, radiator

Bedroom Four

7' 4" MAX x 7' 1" MAX (2.24m MAX x 2.16m MAX)

Window to rear, carpet underfoot, radiator

Bathroom

WC, WHB, Vinyl underfoot, bath/mixer with shower, towel radiator

Front Garden

Block paved driveway with landscaped boarder

Rear Garden

Indian sandstone patio, artificial laid lawn, bespoke veranda, access to driveway and garage

Parking

Driveway

Garage

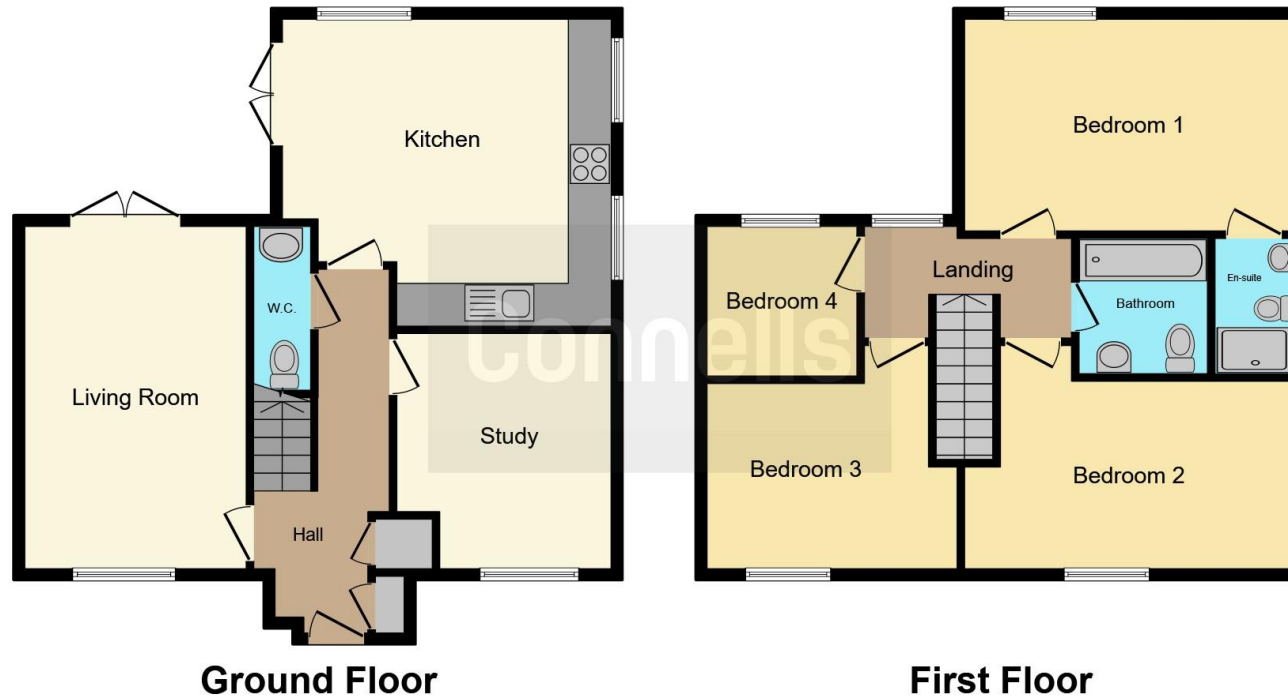
19' 11" MAX x 9' 10" MAX (6.07m MAX x 3.00m MAX)

Up and over door to front, door to side, power and lighting









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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2 Temple Street
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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

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