



BROUGHTON AVENUE, BROUGHTON, AYLESBURY

PRICE £415,000

FREEHOLD

Situated in the ever popular Broughton area, this three bedroom semi-detached home is an ideal choice for families, offering spacious accommodation and a convenient location close to local schools, parks and excellent road links. The property features a living room opening through to the dining room, a kitchen and downstairs WC. To the first floor are three bedrooms, a shower room and a separate WC. Externally, the property benefits from front and rear gardens, a driveway, car port and a detached garage.



BROUGHTON AVENUE

- POPULAR BROUGHTON AREA • THREE BEDROOM SEMI-DETACHED HOUSE • IDEAL FOR FAMILIES • CLOSE TO LOCAL SCHOOLS, PARKS & AMENITIES • EXCELLENT ROAD LINKS • DOWNSTAIRS CLOAKROOM • FRONT & REAR GARDENS • GARAGE, DRIVEWAY & CAR PORT • SPACIOUS LIVING ROOM/DINING ROOM • SHOWER ROOM WITH SEPARATE WC



LOCATION

Broughton estate is situated just over a mile from the town centre on the popular south side of Aylesbury.

The 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 are 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.

ACCOMMODATION

The accommodation begins with an entrance porch leading through to the hallway, where there is a cloakroom and stairs rising to the first floor. The spacious living room benefits from a cosy fireplace and flows seamlessly into the dining room, creating an ideal space for both everyday family life and entertaining. Doors from the dining area open directly onto the garden, allowing plenty of natural light to fill the room.

The kitchen is fitted with a range of units and provides

space for a cooker, washing machine and fridge. A side door offers access to the rear garden.

To the first floor, the property offers three bedrooms, all with built in wardrobes, providing flexible accommodation for a growing family, home office or guest room. Completing the first floor is a shower room and a separate WC, offering added practicality for busy households. The property is equipped with central heating.

Outside, the enclosed rear garden has been thoughtfully arranged to provide a variety of outdoor spaces. A patio adjoining the house is perfect for outdoor dining, while the central lawn is bordered by established planting. An additional patio area at the rear of the garden provides a further seating area, with a greenhouse positioned nearby, ideal for keen gardeners. A courtesy door gives direct access to the detached garage, which is complemented by an adjoining car port, providing excellent covered parking and storage.

To the front, the property features a low-maintenance gravelled garden with attractive planted borders, alongside a driveway providing off-road parking.

Offering spacious accommodation, excellent outdoor space and a popular residential location, this is a fantastic family home ready to be enjoyed.

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ADDITIONAL INFORMATION

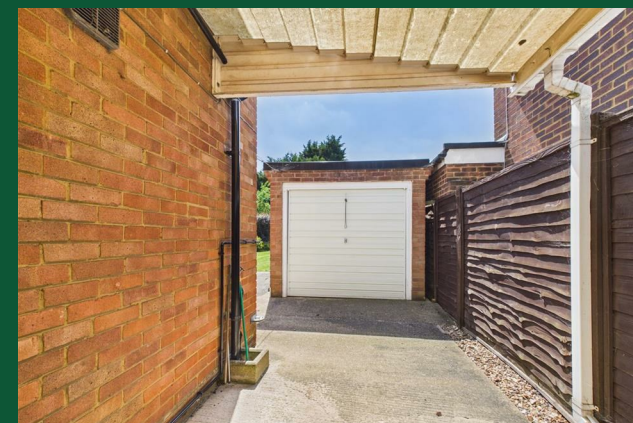
Local Authority – Buckinghamshire

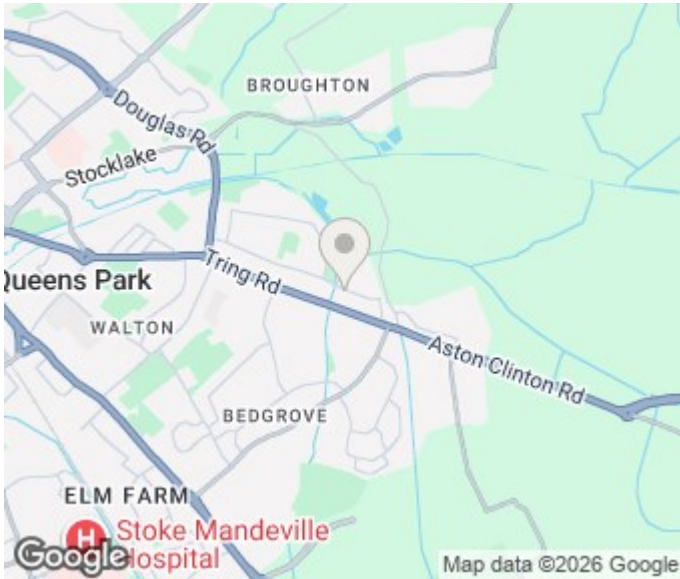
Council Tax – Band D


Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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

