



Connells

Armstrongs Fields
Broughton Aylesbury



Property Description

The ground floor opens with a modern entrance hall finished with sleek laminate flooring, leading to a handy cloakroom. At the rear, a bright and inviting lounge enjoys an abundance of natural light, with elegant French doors that extend the living space out to a secluded garden. The kitchen is beautifully equipped with high-quality integrated appliances, including an electric hob and oven, dishwasher, fridge/freezer, and space for a washing machine.

The first floor hosts two well-proportioned bedrooms, both featuring wood effect flooring and excellent natural light. A stylish family bathroom serves this level, complete with a bath and mixer tap. The top floor is dedicated entirely to the luxurious master suite, offering impressive space and a private ensuite fitted with a contemporary shower cubicle.



healthcare facilities. Reliable bus links offer excellent connectivity throughout the area.

Entrance Hall

Door to front
Laminate underfoot

Cloakroom

Window to front
WC
WHB
Radiator
Laminate underfoot

Lounge

15' 2" max x 13' 1" max (4.62m max x 3.99m max)
French doors to rear garden
Window to side
Radiator
Understairs cupboard
Laminate underfoot

Kitchen

12' 9" max x 6' 3" max (3.89m max x 1.91m max)
Window to front
Wall and base units
Sink/drainer
Integrated fridge/freezer, dishwasher and electric oven/hob

Outside, the rear garden provides a peaceful retreat, fully enclosed and laid to lawn, ideal for families, pets, or quiet moments of relaxation. A private driveway ensures secure off-street parking.

Kingsbrook enjoys a prime position on the southeast edge of the town centre, with a highly regarded primary school, family-friendly amenities, and easy access to shops and

Space for washing machine

Laminate underfoot

Landing

Carpet underfoot

Bedroom One (TOP FLOOR)

28' 6" max x 9' max (8.69m max x 2.74m max)

Window to front

Skylight to rear

Storage cupboard

Radiator

Carpet underfoot

En-Suite (top Floor)

Skylight to front

WC

WHB

Shower cubicle

Radiator

Wood effect flooring underfoot

Bedroom Two

10' 8" max x 13' 1" max (3.25m max x 3.99m max)

Two windows to front

Radiator

Wood effect flooring underfoot

Bedroom Three

9' 8" max x 13' 3" max (2.95m max x 4.04m max)

Two windows to rear

Radiator

Wood effect flooring underfoot

Bathroom

Window to side

WC

WHB

Bath/mixer

Radiator

Part tiled

Wood effect flooring underfoot

Rear Garden

Large laid lawn

Enclosed fencing

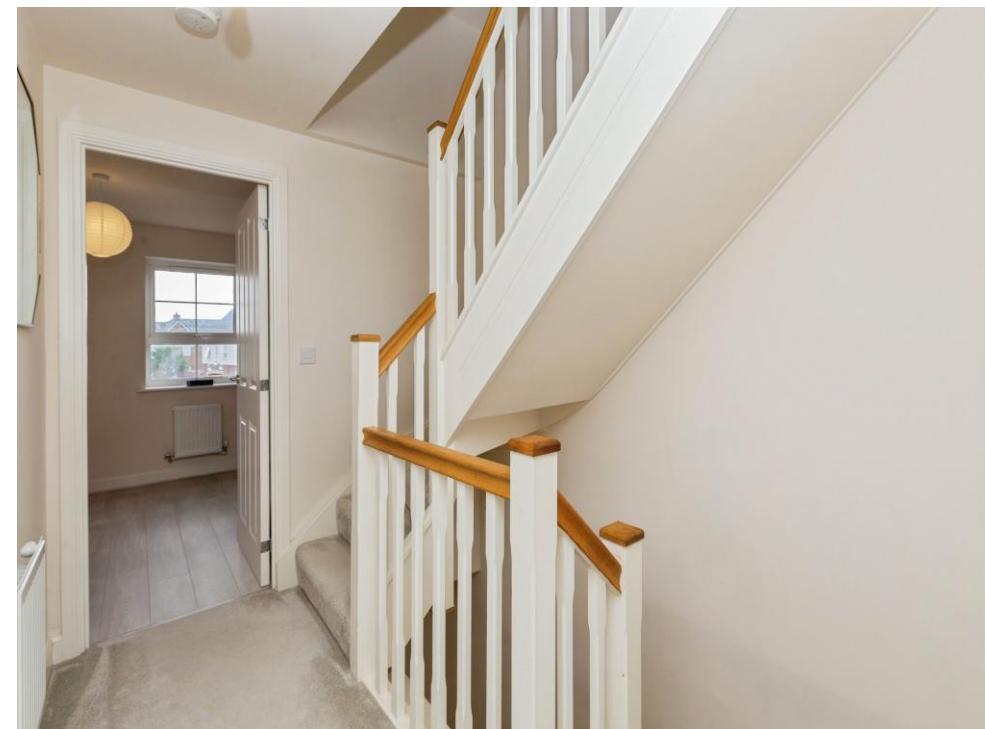
Parking

Driveway

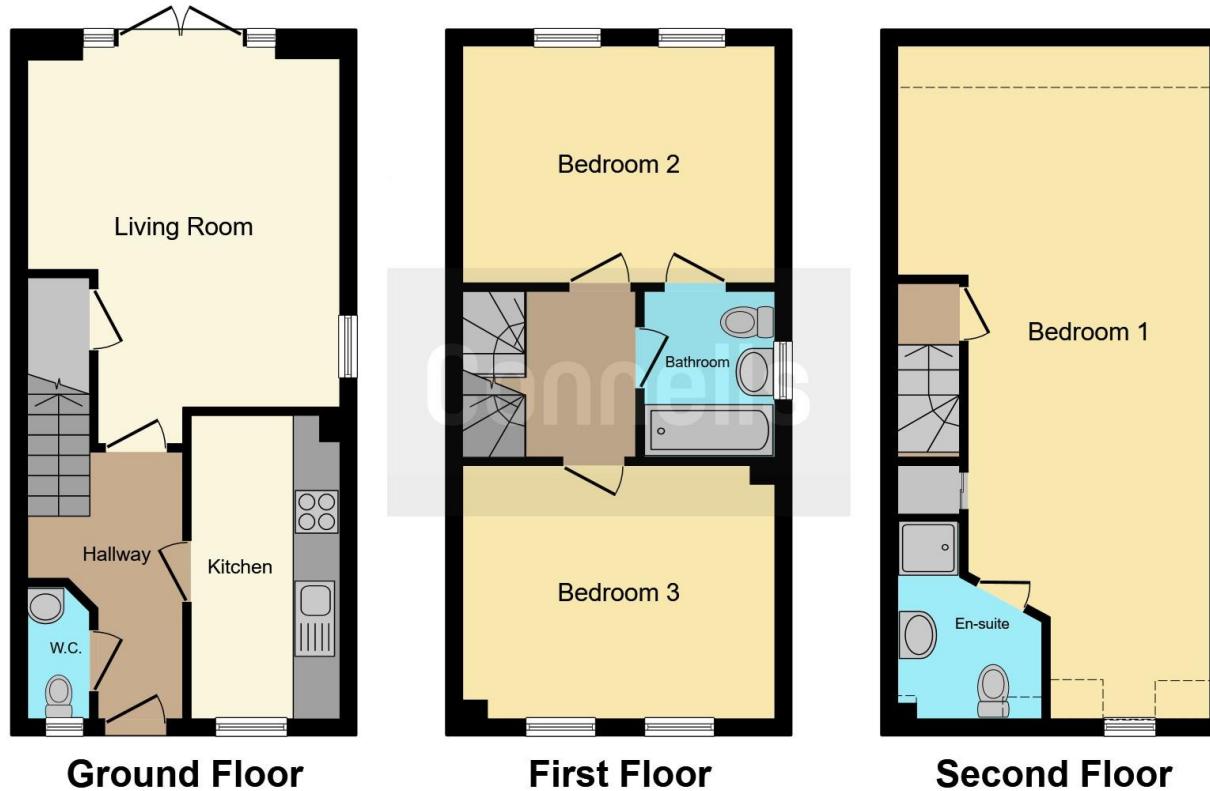
Agents Note

ANNUAL MANAGEMENT CHARGE £282.36









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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EPC Rating: B Council Tax
Band: E

Tenure: Freehold

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