



**Connells**

Armstrongs Fields  
Broughton Aylesbury



## Property Description

This attractive home opens into a stylish entrance hall with modern laminate flooring, leading to a convenient ground-floor cloakroom. To the rear of the property, the light-filled living room creates a welcoming space to relax, with French doors opening directly onto the garden, seamlessly connecting indoor and outdoor living. The well-appointed kitchen is fitted with a range of integrated appliances, including an electric oven and hob, dishwasher, fridge/freezer, and space for a washing machine.

The first floor offers two generously sized bedrooms, both enjoying excellent natural light and finished with wood-effect flooring, alongside a sleek family bathroom with bath and mixer fittings. Occupying the entire top floor is the impressive principal bedroom, a peaceful retreat complete with a contemporary en-suite shower room.

Outside, the fully enclosed rear garden is mainly laid to lawn, providing a private and tranquil setting ideal for families or unwinding outdoors. A private driveway offers convenient off-street parking.

Located within the highly regarded Kingsbrook development, the property is ideally positioned close to a popular primary school, local shops, healthcare facilities, and family-friendly amenities. Excellent bus links and local transport connections further

enhance the appeal of this superb home.

## 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  
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

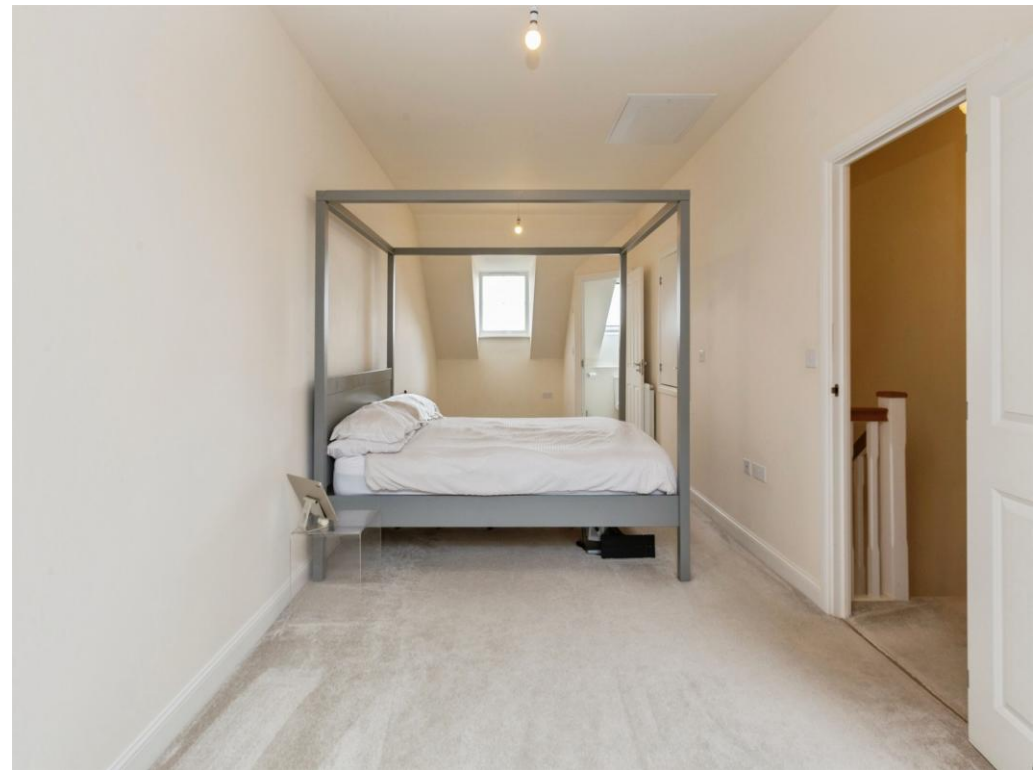
Enclosed fencing

## Parking

Driveway

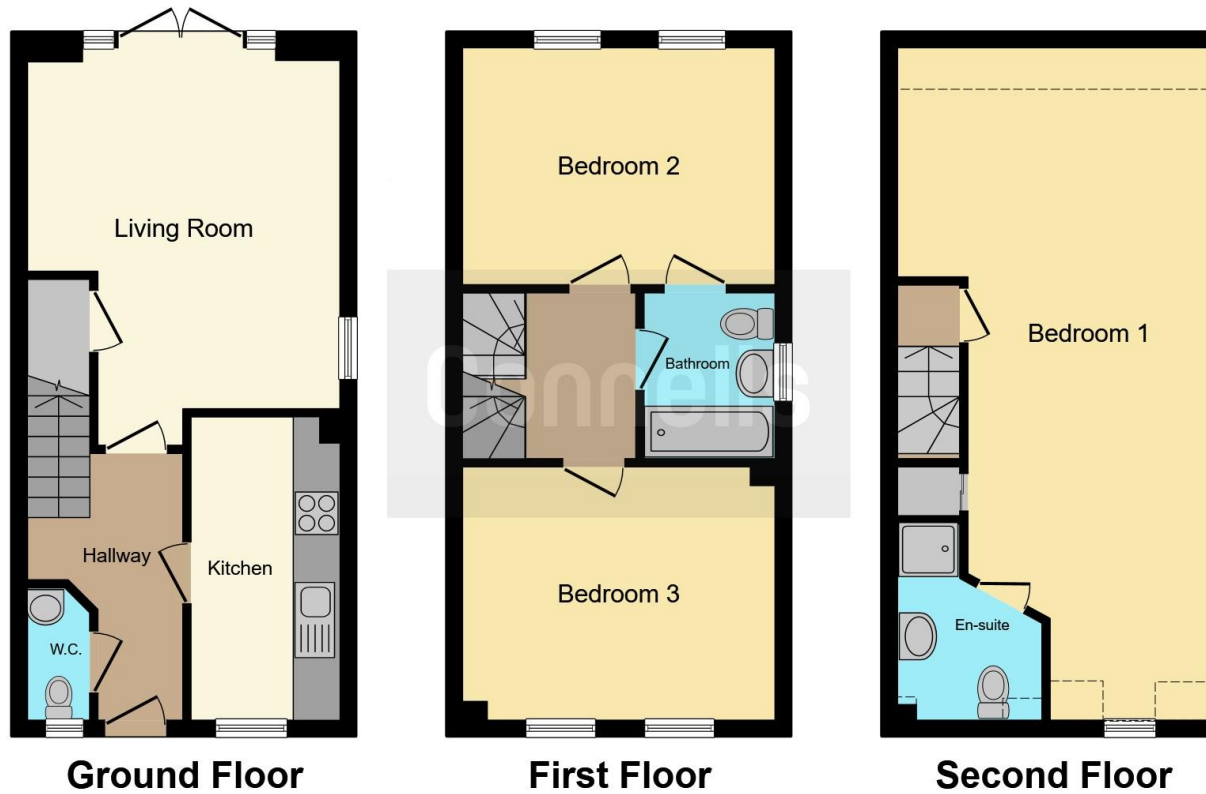
## Agents Note

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](http://www.focalagent.com)

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

Tenure: Freehold

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