



**Marston Gate, Broughton Aylesbury HP22 7AA**



**welcome to**

## **Marston Gate, Broughton Aylesbury**

Brown & Merry are delighted to present this spacious and beautifully maintained four-bedroom family home, situated on the edge of the highly sought-after Kingsbrook development. The location offers excellent access to the A418 towards Milton Keynes and the A41 towards Tring and London. The property benefits from double glazing and a gas central heating system with radiators. The accommodation comprises an entrance hall, cloakroom, a bright dual-aspect living room, and a modern fitted kitchen/dining room with integrated appliances, complemented by a separate utility room. The first floor features a master bedroom with a dressing area and en-suite shower room, along with bedroom two and the family bathroom. The top floor provides two additional well-proportioned bedrooms and a further shower room. Outside, the home offers an enclosed rear garden and off-road parking.





## Accommodation Comprises:

### Entrance Hall

### Cloakroom

### Living Room

17' 9" x 10' 7" ( 5.41m x 3.23m )

### Kitchen/Dining Room

17' 9" x 9' 6" ( 5.41m x 2.90m )

### Utility Room

5' 9" x 5' 6" ( 1.75m x 1.68m )

### First Floor & Landing

### Master Bedroom

11' 3" x 10' 3" ( 3.43m x 3.12m )

### Dressing Area

### En-Suite Shower Room

### Bedroom Two

11' x 9' 9" ( 3.35m x 2.97m )

### Bathroom

### Second Floor & Landing

### Bedroom Three

14' 10" max x 9' 9" ( 4.52m max x 2.97m )

### Bedroom Four

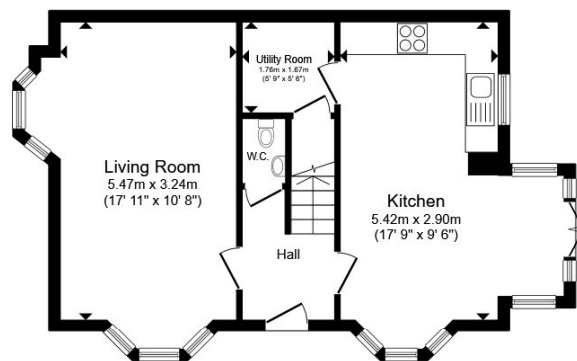
11' 3" x 7' 5" ( 3.43m x 2.26m )

### Shower Room

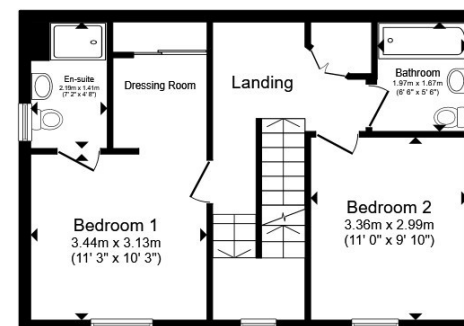
### Outside

### Garden

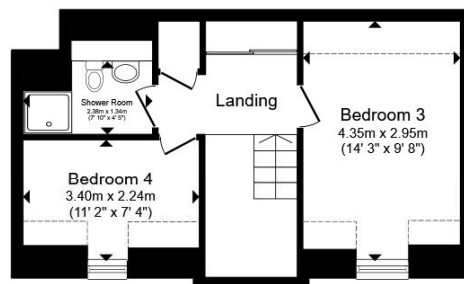
### Off Road Parking



Ground Floor



First Floor



Second Floor

Total floor area 128.3 m<sup>2</sup> (1,381 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

  
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## Marston Gate, Broughton Aylesbury

- POPULAR KINGSBROOK DEVELOPMENT
- FOUR BEDROOMS
- DOUBLE ASPECT LIVING ROOM
- FITTED KITCHEN/DINING ROOM
- CLOAKROOM & UTILITY ROOM
- EDGE OF DEVELOPMENT
- MUST BE VIEWED

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

offers in excess of

**£475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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