



BROUGHTON AVENUE, BROUGHTON, AYLESBURY

PRICE £365,000

FREEHOLD

A well positioned two bedroom semi-detached bungalow situated in the popular Broughton area, offering excellent road links and convenient access to local amenities. The property is offered for sale with no upper chain, making it an ideal choice for those looking for a straightforward move. The accommodation comprises a living room, kitchen, two bedrooms and a bathroom. Outside, the property benefits from a garden, garage and driveway. An excellent opportunity for a range of buyers, this bungalow combines a convenient location with practical single-storey living and excellent potential.



BROUGHTON AVENUE

- TWO BEDROOM SEMI-DETACHED BUNGALOW • POPULAR BROUGHTON LOCATION • NO UPPER CHAIN • FANTASTIC ROAD LINKS • DETACHED GARAGE WITH DRIVEWAY • ENCLOSED REAR GARDEN • LIVING ROOM WITH FEATURE FIREPLACE • FULLY TILED BATHROOM



LOCATION

Broughton is situated just over a mile from the town centre on the popular south side of Aylesbury. The area 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 is good transport links towards London/M25, particularly on the A41 which can be accessed directly, 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 property is entered via the front door into the entryway, which provides access to the living room and an opening leading through to the kitchen, which is fitted with a range of wall and base units and provides space for a cooker, fridge, washing machine and an additional appliance. A door from the kitchen provides direct access to the side of the house.

From the living room, a door leads into the inner hallway, which benefits from useful storage cupboards and provides access to the remaining

accommodation.

There are two bedrooms. Bedroom one benefits from built-in wardrobes, while bedroom two has a door leading directly out to the rear garden.

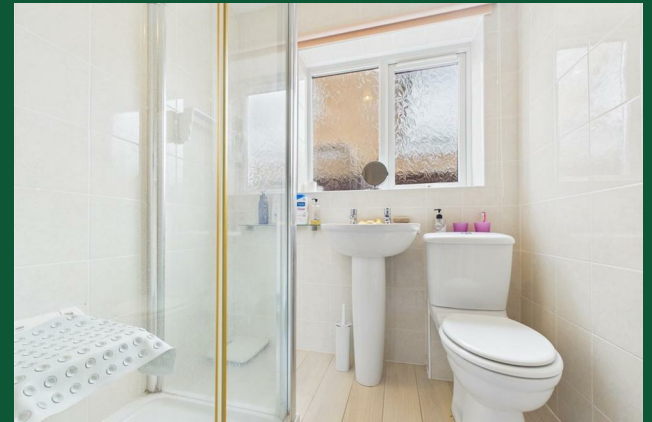
The fully tiled bathroom is fitted with an enclosed shower cubicle, WC and wash basin, providing a practical and easy-to-maintain suite.

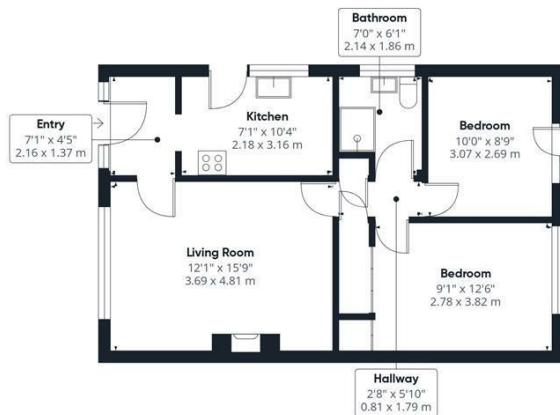
Externally, the property enjoys an enclosed rear garden comprising paved patio and gravelled areas, offering a low-maintenance outdoor space with room for seating and entertaining. The garden also benefits from a useful shed and a door providing access to the detached garage.

To the front, there is a block-paved driveway providing off-road parking, with gates leading through to an additional parking area.

Overall, this is a well located bungalow offering convenient single-storey accommodation, useful outside space, garage and parking, with the added benefit of no upper chain. Its position in Broughton provides excellent access to road networks and nearby local amenities, making it worthy of an early viewing.

BROUGHTON AVENUE





Ground Floor Building 1



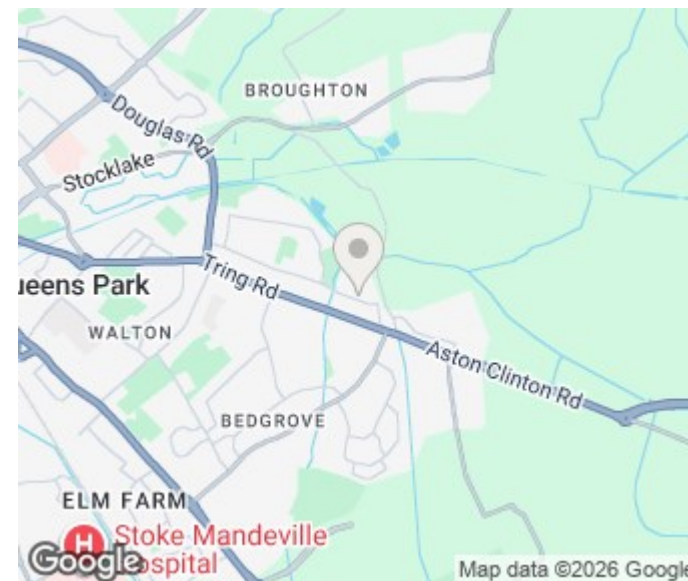
Ground Floor Building 2

Approximate total area⁽¹⁾
748 ft²
69.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

