



Connells

Darter Street
Broughton Aylesbury



Property Description

This beautifully presented three-bedroom detached family home is situated in a highly desirable Southside development, combining modern living with charming features throughout.

Upon entry, a bright hallway welcomes you, complete with a spacious double storage cupboard ideal for coats and shoes. The hallway leads into a stylish open-plan kitchen and dining area, featuring light wall and base units that enhance the airy ambiance. Integrated appliances—including a fridge/freezer, dishwasher, and washing machine—add convenience, while French doors from the dining area open directly onto the rear garden. A separate lounge offers a cosy, light-filled retreat perfect for relaxation.

Upstairs, the landing provides access to the loft and connects to three well-proportioned bedrooms. The master bedroom boasts built-in wardrobes and a private en-suite with a shower cubicle, while the remaining bedrooms are served by a sleek family bathroom complete with a bath.

Outside, the fully enclosed rear garden features both patio and lawn areas, a timber shed, and gated rear access. Two allocated parking spaces are conveniently located at the back of the property.

The Kingsbrook area offers excellent connectivity via the A418 to Milton Keynes and the A41 to Tring and London. It also benefits from a well-regarded primary school, children's play areas, a doctor's surgery, and a variety of local shops, making it an ideal location for families.

Agents Note

MANAGEMENT CHARGE OF APPROX £330 PER YEAR

Entrance Hall

Door to front
Double storage cupboard
Wood effect flooring

Cloakroom

WC
Wash hand basin
Radiator
Wood effect flooring

Lounge

15' 4" max x 10' 5" max (4.67m max x 3.17m max)
Window to front and side
Carpet underfoot
Radiator

Kitchen/Diner

15' 4" max x 8' 8" max (4.67m max x 2.64m max)

French doors to rear

Window to rear and front

Wall and base units

Integrated dishwasher, washing machine, fridge freezer

Boiler

Wood effect flooring

Landing

Carpet underfoot

Loft access

Airing cupboard

Bedroom One

10' 5" max x 10' 8" max (3.17m max x 3.25m max)

Window to side

Carpet underfoot

Radiator

Built in wardrobe

En-Suite

Window to side

Shower cubicle

WC

Wash hand basin

Wood effect flooring

Towel radiator

Bedroom Two

11' 7" max x 8' 7" max (3.53m max x 2.62m

max)

Window to front

Carpet underfoot

Radiator

Bedroom Three

6' 4" max x 8' 7" max (1.93m max x 2.62m max)

Bathroom

Window to front

WC

Wash hand basin

Bath/mixer

Part tiling

Radiator

Wood effect

Rear Garden

Landscaped rear garden

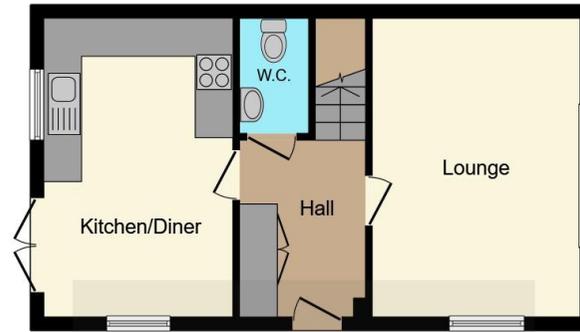
Parking

Two allocated to the rear of garden

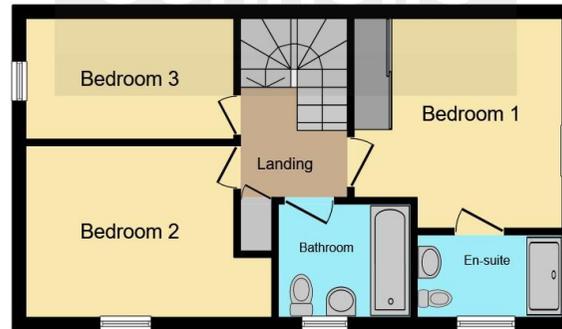








Ground Floor



First Floor

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

To view this property please contact Connells on

T 01296 395 111

E aylesbury@connells.co.uk

2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: B Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/ALS312570



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALS312570 - 0007