



Provis Wharf, Broughton

Offers Over £520,000

 **TIM RUSS**
& Company



- Highly regarded Provis Wharf development, enjoying a prime position overlooking the Grand Union Canal
- Top-floor Sunroom/Office/Guest Bedroom with direct access to a private terrace overlooking Grand Union Canal
- Stylish modern bathroom, en-suites and additional WC
- Substantial four-storey waterside townhouse extending to approximately 1,875 sq ft including the garage
- Well-planned and versatile layout ideal for families, professionals or home working
- Convenient access to Aylesbury town centre, mainline station, road links and local amenities
- Ideal purchase for families, professionals or buyers seeking waterside living
- Open Plan ground floor kitchen / dining room with excellent storage and workspace, perfect for everyday living and entertaining
- Integral garage, driveway and allocated parking options

-
- Council Tax band: F
 - Tenure: Freehold
 - EPC Energy Efficiency Rating: B



Situated in a vibrant and convenient part of Broughton, with excellent access to the town centre just a short walk away. The area benefits from a variety of local amenities including shops, cafes, and restaurants. Commuters are well served by nearby Aylesbury station and the Aylesbury Vale Parkway, offering direct links to London and surrounding towns. Families will appreciate the proximity to highly regarded schools, parks, and leisure facilities, while outdoor enthusiasts can enjoy scenic walks along the nearby Grand Union Canal and surrounding riverside paths. With a balance of urban convenience and peaceful riverside charm, this location provides the perfect setting for a connected yet tranquil lifestyle.

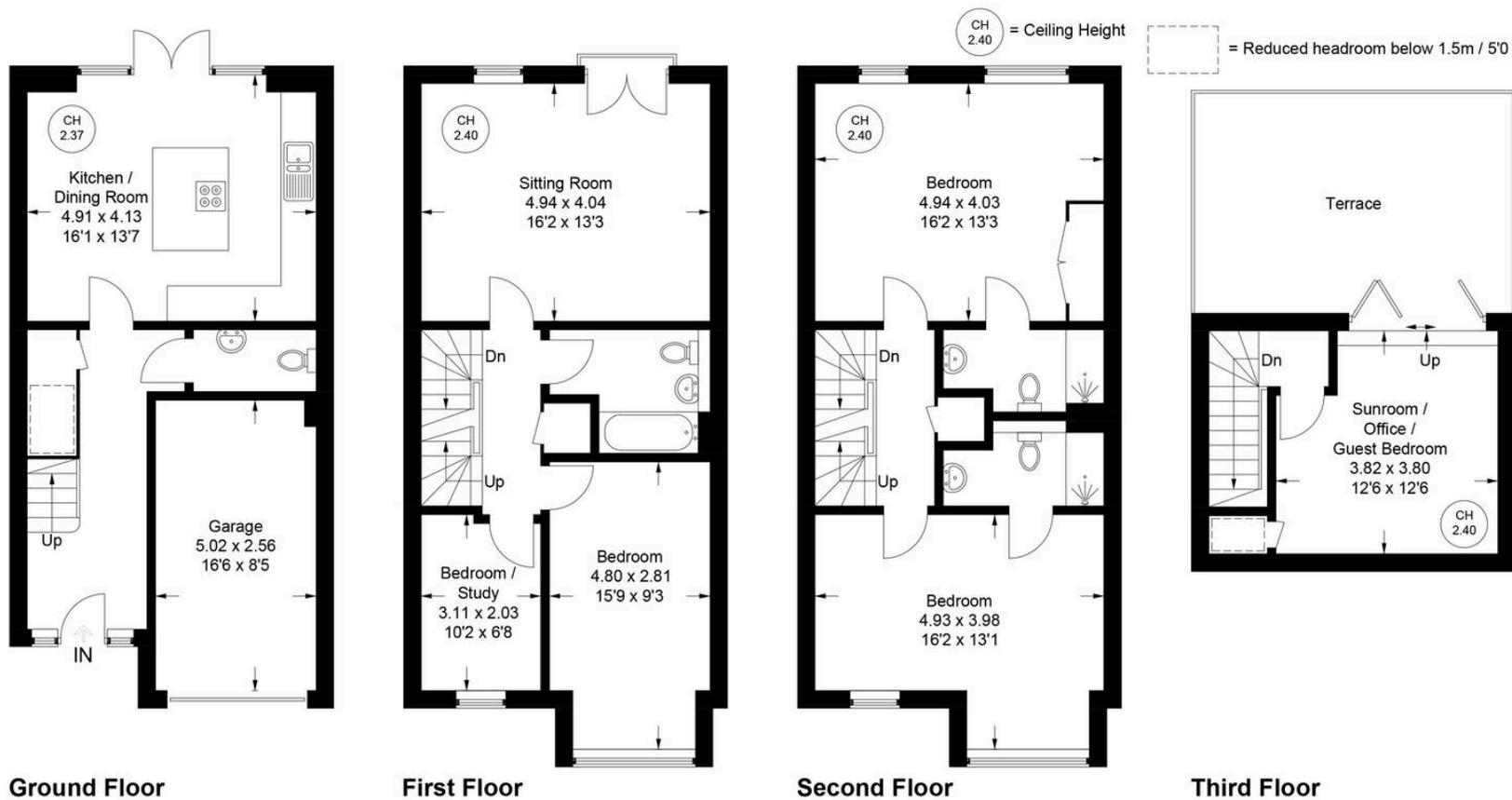


This impressive four-bedroom terraced townhouse is set within the highly regarded Provis Wharf development, enjoying a prime waterside position overlooking the Grand Union Canal. Arranged over four well-proportioned floors and extending to approximately 1,875 sq. ft (including the integral garage), the property offers a thoughtfully designed **versatile layout** ideally suited to modern family living, professionals, and those requiring flexible home-working space.

The ground floor comprises a generous open-plan kitchen/dining room and a W/C, providing excellent storage and workspace and forming a practical hub for everyday living. This level is complemented by an integral garage and access to the front of the property. The first floor hosts an impressive and spacious sitting room, filled with natural light and offering a comfortable, well-defined living space, alongside a double bedroom, a study (which can be adapted to suit your needs), and a family bathroom. The second floor features two further well-proportioned double bedrooms, each served by contemporary en-suites, ensuring comfort and flexibility to use as a principal bedroom or for family members and guests. Occupying the entire top floor is another versatile space which could be used as a sunroom/office/guest bedroom which benefits from direct access onto a terrace overlooking the Grand Union Canal, creating a superb retreat.

Externally, the property is further enhanced by driveway parking in front of the garage and an additional allocated parking space labelled '36', along with a private top-floor terrace providing an exceptional vantage point over the canal — ideal for morning coffee, evening relaxation, or entertaining. Residents of Provis Wharf also enjoy well-maintained communal grounds and direct access to scenic canal-side towpaths, perfect for walking and cycling. The property is conveniently located for Aylesbury town centre, the mainline station, major road links, and local amenities, offering an enviable blend of waterside tranquillity and everyday convenience.





Provis Wharf, HP20

Approximate Gross Internal Area
 Ground Floor = 34.6 sq m / 372 sq ft
 First Floor = 53.5 sq m / 576 sq ft
 Second Floor = 53.3 sq m / 574 sq ft
 Third Floor = 19.2 sq m / 207 sq ft
 Garage = 13.6 sq m / 146 sq ft
 Total = 174.2 sq m / 1875 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

Tim Russ & Co, 4 Chiltern Court Back Street - HP22 6EP

01296 621177 • wendover@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.
 Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.
 For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.