



19 Portland Close, Broughton

Aylesbury

£630,000









## 19 Portland Close

Broughton, Aylesbury

Immaculate four bed detached home on Kingsbrook (built 2021) with open plan kitchen, en suite, garage, driveway, and corner plot. Close to schools. Ideal for families.

Kingsbrook is a new and exciting development on the South East side of the town centre and offers good access to the A418 towards Milton Keynes and the A41 towards Tring and London. The area has a popular primary school and family facilities including a children's play areas, and nearby there is a doctors surgery and a choice of shopping including Tesco Express, Lidl, Wenzels and a Sainsbury Local. There is also regular bus services into and around the town centre. Primary & Junior School – Broughton & Secondary Schools – Kingsbrook Secondary School, The Grange & Aylesbury Grammar Schools.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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### **Entrance Hallway**

Enter through the front door into the entrance hallway, composed of tiled flooring, fitted lights to the ceiling, a wall mounted radiator and doors to the kitchen/diner, living room, a storage cupboard, downstairs cloakroom and downstairs study. Carpeted stairs rise to the first floor.

### **Kitchen/Diner**

The kitchen/diner is composed of tiled flooring, underfloor heating, a bay window to the front aspect, a wall mounted radiator, a pendant and spotlights to the ceiling, box windows and French double doors to the enclosed rear garden and a door to the utility. There are a range of wall and base mounted units with integrated appliances such as a double oven, gas stove, extractor, dishwasher, sink with a mixer tap and draining board and a fridge/freezer.

### **Utility**

This utility features a fitted light to the ceiling, a door to the rear garden, tiled flooring, a wall mounted radiator and base mounted units with space for white goods.

### **Living Room**

The living room is comprised of two wall mounted radiators, two fitted lights to the ceiling, a bay window to the side aspect, a further window to the rear aspect and French double doors to the enclosed rear garden. Tiled flooring, underfloor heating and space for a range of living room furniture.

### **Study**

This home office features carpeted flooring, a window to the front aspect, a pendant light to the ceiling, wall mounted radiator and space for typical home office furniture.

### **Cloakroom**

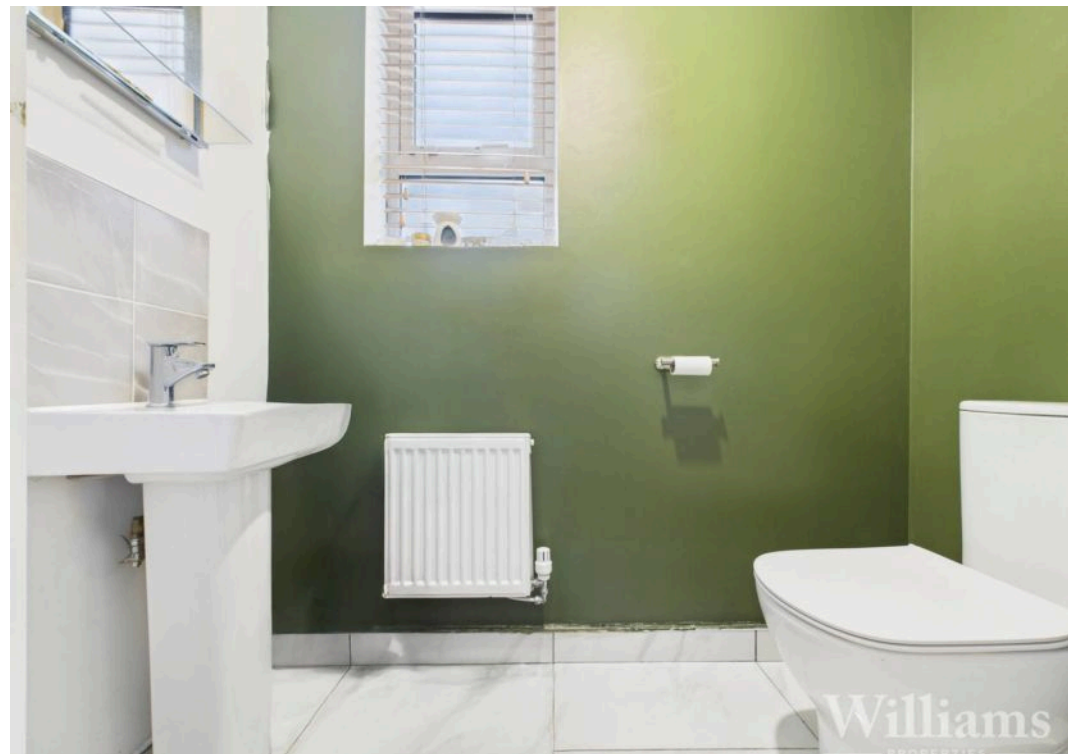
The downstairs cloakroom is comprised of a frosted window, tiled flooring, pendant light to the ceiling, a wall mounted radiator, hand wash basin with a mixer tap and a low level w/c.

### **Landing**

The first floor landing features carpeted flooring, pendant lights to the ceiling, a wall mounted radiator,















### **Landing**

The first floor landing features carpeted flooring, pendant lights to the ceiling, a wall mounted radiator, loft access and doors to all four bedrooms and the family bathroom.

### **Bedroom Four**

The fourth bedroom is comprised of carpeted flooring, a wall mounted radiator, window to the rear aspect, a pendant light to the ceiling and space for a double bed and other bedroom furniture.

### **Bedroom Three**

The third bedroom features a window to the front aspect, carpeted flooring, a wall mounted radiator, a pendant light to the ceiling and space for a double bed and other bedroom furniture.

### **Bedroom Two**

The second bedroom is composed of carpeted flooring, a wall mounted radiator, a door to an integrated wardrobe, dual aspect windows to the front and side aspect, pendant light to the ceiling and space for a double bed and other bedroom furniture.

### **Master Bedroom**

The master bedroom is comprised of dual aspect windows to both side aspects, carpeted flooring, a pendant light to the ceiling, a wall mounted radiator, integrated wardrobes and space for a king sized bed and other bedroom furniture. Door to the en suite shower room.

### **En Suite**

### **Bathroom**

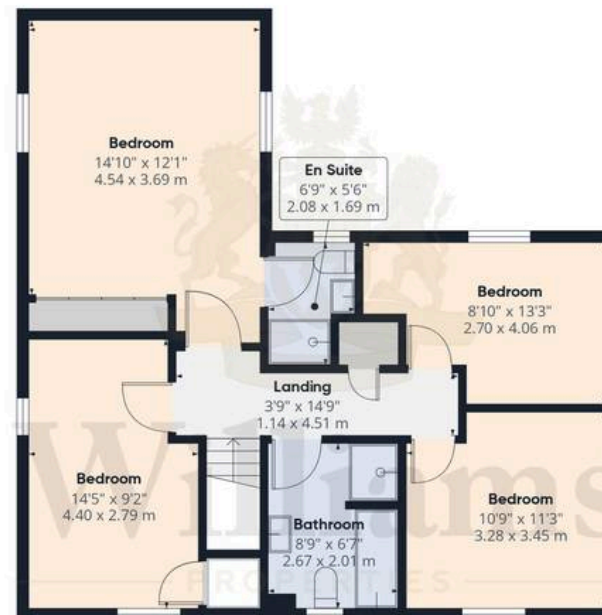
The family bathroom is composed of a fitted light to the ceiling, half height tiling, low level w/c, hand wash basin with a mixer tap, a heated towel rail and a panelled bathtub and enclosed shower unit.



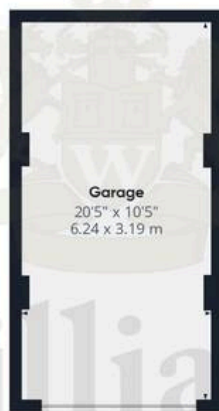




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

1714 ft<sup>2</sup>

159.2 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>

0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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