



Connells

Restharrow Road
Broughton Aylesbury



Property Description

The accommodation comprises a welcoming entrance hall with modern tiled flooring, leading to a convenient downstairs WC. To the front of the property is a modern fitted kitchen, equipped with an electric hob, gas oven, plumbing for a washing machine, and space for a fridge/freezer.

To the rear is a bright and spacious lounge, benefiting from an abundance of natural light via French doors which open directly onto the enclosed rear garden. The lounge also features tiled flooring underfoot, a TV point, and useful storage.

To the first floor are three well-proportioned bedrooms, with the master bedroom enjoying the added benefit of a modern en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, fitted with a bath and mixer tap with shower overhead.

Externally, the property boasts a generous enclosed rear garden, mainly laid to lawn and fully fenced, offering an excellent outdoor space for families and entertaining. Further benefits include a garage and driveway parking.

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.

Entrance Hall

Hallway cupboard
Tiling underfoot

Cloakroom

WC
Wash hand basin
Tiling underfoot

Lounge

15' 7" x 11' 11" (4.75m x 3.63m)
French doors to rear garden
Tiling underfoot
TV Point
Understairs cupboard
Radiator

Kitchen

11' 2" x 8' 2" (3.40m x 2.49m)
Window to front
Radiator
Wall and base units
Sink/drain
Plumbing for washing machine
Electric hob and gas oven
Space for fridge/freezer
Tiling underfoot

Landing

Cupboard
Carpet underfoot

Bedroom One

13' 9" x 8' 6" (4.19m x 2.59m)
Window to front
Carpet underfoot
Access to en-suite
Radiator

En-Suite To Bedroom One

Shower cubicle
WC
Wash hand basin
Radiator
Laminate underfoot

Bedroom Two

10' 2" x 8' 6" (3.10m x 2.59m)
Window to front
Radiator
Carpet underfoot

Bedroom Three

8' 10" x 6' 3" (2.69m x 1.91m)
Window to rear
Carpet underfoot
Radiator

Bathroom

Window to front

Bath/mixer with shower overhead
WC
Wash hand basin
Part tiled

Rear Garden

Enclosed fencing
Laid lawn

Garage

Parking

Driveway parking

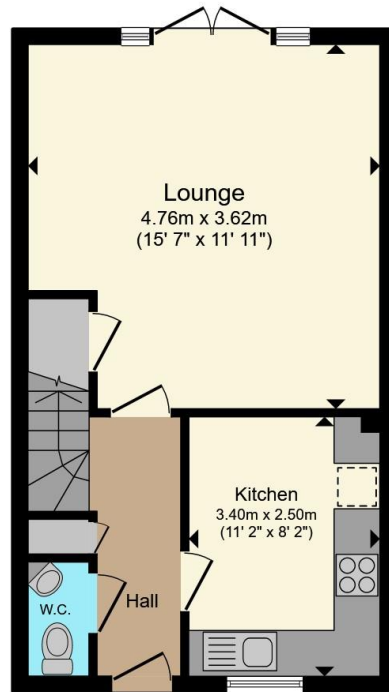
Agents Note

Please note there is a management charge of £300

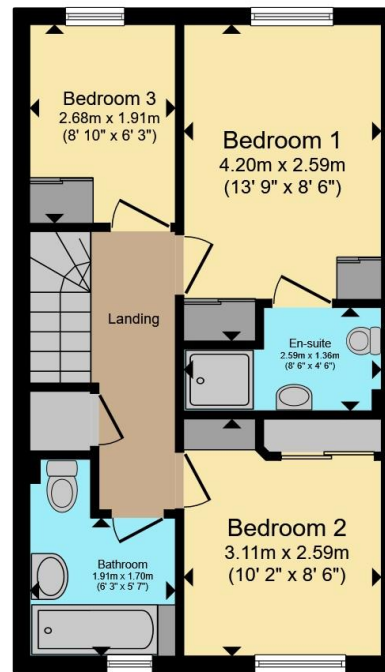








Ground Floor



First Floor

Total floor area 76.2 m² (820 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



To view this property please contact Connells on

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2 Temple Street
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EPC Rating: B Council Tax
Band: D

Tenure: Freehold

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