



Connells

Barge Crescent
Broughton Aylesbury

Barge Crescent Broughton Aylesbury HP22 7BH

for sale
£475,000



Property Description

Connells are delighted to present this spacious and well-appointed four double bedroom semi-detached family home, ideally situated within a popular residential development. Offering generous accommodation across three floors, a landscaped rear garden, detached garage and off-street parking, this property is perfectly suited to modern family living.

The ground floor comprises a welcoming entrance hall, downstairs WC, a sizeable lounge providing an excellent space for relaxing and entertaining, and a modern kitchen/diner with ample storage and room for family dining.

The upper floors offer four well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, alongside a family bathroom, providing flexible accommodation for growing families, guests or home working.

Externally, the property benefits from a beautifully landscaped rear garden, ideal for outdoor entertaining, while the front offers off-street parking and a detached garage.

Conveniently located close to local shops, schools, parks and everyday amenities, the property also enjoys easy access to

Aylesbury town centre, which offers a wider range of shopping, leisure and dining facilities, as well as excellent transport links for commuters.

This fantastic detached family home combines generous living space, versatile accommodation and a desirable location, making it an opportunity not to be missed.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Cloakroom

Living Room

Kitchen / Diner

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Second Floor Landing

Bedroom Three

Bedroom Four

Bathroom

Outside

Front Garden

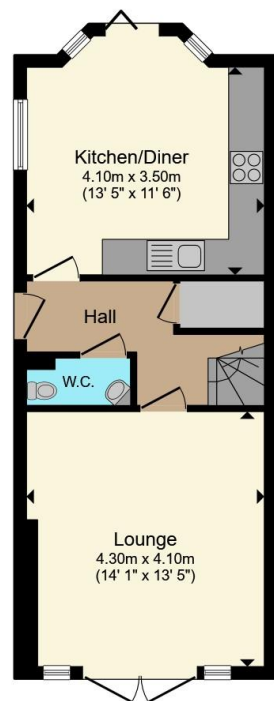
Garage & Parking

Rear Garden

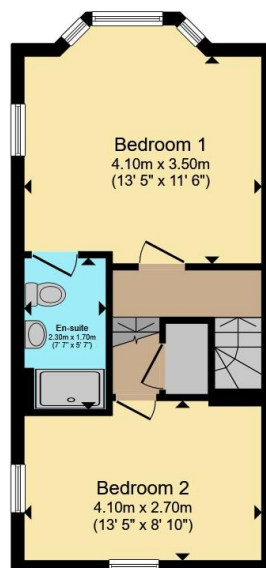




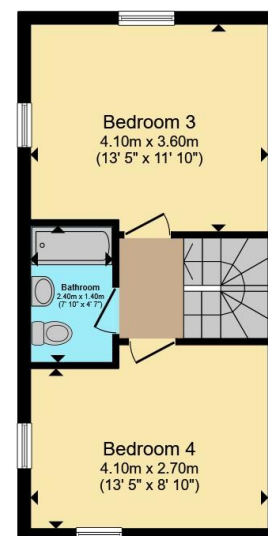




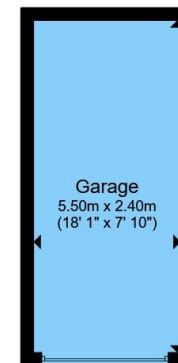
Ground Floor



First Floor



Second Floor



Garage

Total floor area 124.2 m² (1,337 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

Connells

To view this property please contact Connells on

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2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/ALS313256



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.

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