



**Connells**

Armstrongs Fields  
Broughton Aylesbury



## Property Description

The ground floor opens with a modern entrance hall finished with sleek laminate flooring, leading to a handy cloakroom. At the rear, a bright and inviting lounge enjoys an abundance of natural light, with elegant French doors that extend the living space out to a secluded garden. The kitchen is beautifully equipped with high-quality integrated appliances, including an electric hob and oven, dishwasher, fridge/freezer, and space for a washing machine.

The first floor hosts two well-proportioned bedrooms, both featuring wood effect flooring and excellent natural light. A stylish family bathroom serves this level, complete with a bath and mixer tap. The top floor is dedicated entirely to the luxurious master suite, offering impressive space and a private ensuite fitted with a contemporary shower cubicle.

Outside, the rear garden provides a peaceful retreat, fully enclosed and laid to lawn, ideal for families, pets, or quiet moments of relaxation. A private driveway ensures secure off-street parking.

Kingsbrook enjoys a prime position on the southeast edge of the town centre, with a highly regarded primary school, family-friendly amenities, and easy access to shops and

healthcare facilities. Reliable bus links offer excellent connectivity throughout the area.

## Entrance Hall

Door to front  
Laminate underfoot

## Cloakroom

Window to front  
WC  
WHB  
Radiator  
Laminate underfoot

## Lounge

15' 2" max x 13' 1" max ( 4.62m max x 3.99m max )  
French doors to rear garden  
Window to side  
Radiator  
Understairs cupboard  
Laminate underfoot

## Kitchen

12' 9" max x 6' 3" max ( 3.89m max x 1.91m max )  
Window to front  
Wall and base units  
Sink/drainer  
Integrated fridge/freezer, dishwasher and electric oven/hob

Space for washing machine  
Laminate underfoot

## Landing

Carpet underfoot

## Bedroom One (TOP FLOOR)

28' 6" max x 9' max ( 8.69m max x 2.74m max )

Window to front  
Skylight to rear  
Storage cupboard  
Radiator  
Carpet underfoot

## En-Suite (top Floor)

Skylight to front  
WC  
WHB  
Shower cubicle  
Radiator  
Wood effect flooring underfoot

## Bedroom Two

10' 8" max x 13' 1" max ( 3.25m max x 3.99m max )

Two windows to front  
Radiator  
Wood effect flooring underfoot

## Bedroom Three

9' 8" max x 13' 3" max ( 2.95m max x 4.04m max )

Two windows to rear  
Radiator

Wood effect flooring underfoot

## Bathroom

Window to side  
WC  
WHB  
Bath/mixer  
Radiator  
Part tiled  
Wood effect flooring underfoot

## Rear Garden

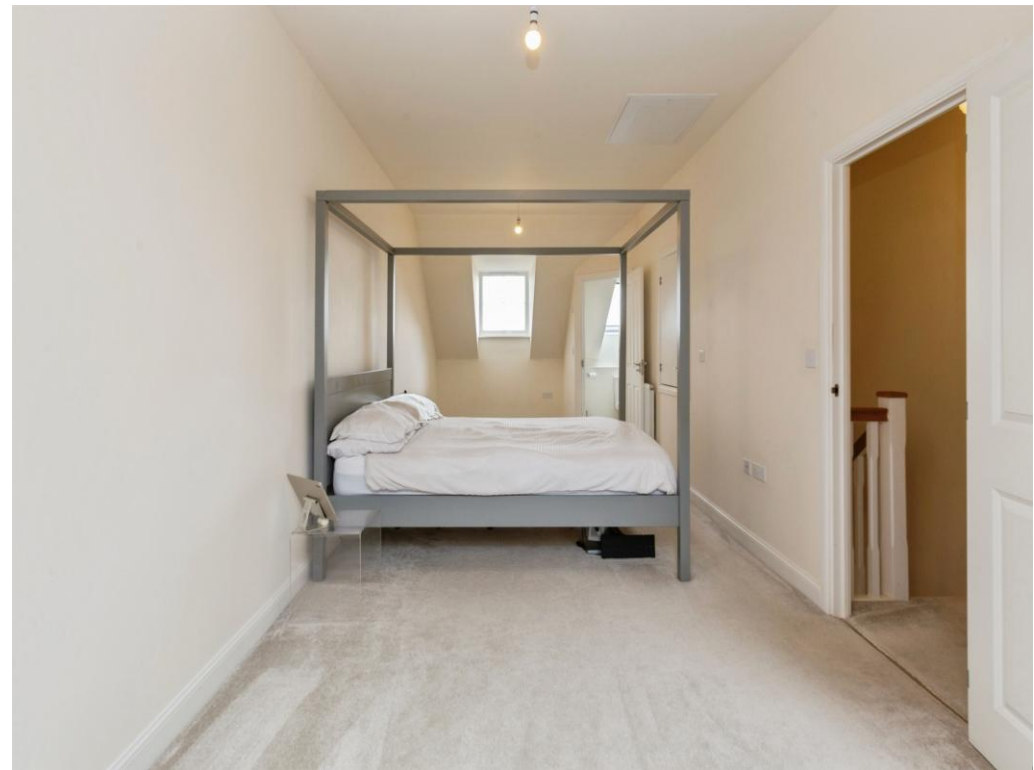
Large laid lawn  
Enclosed fencing

## Parking

Driveway

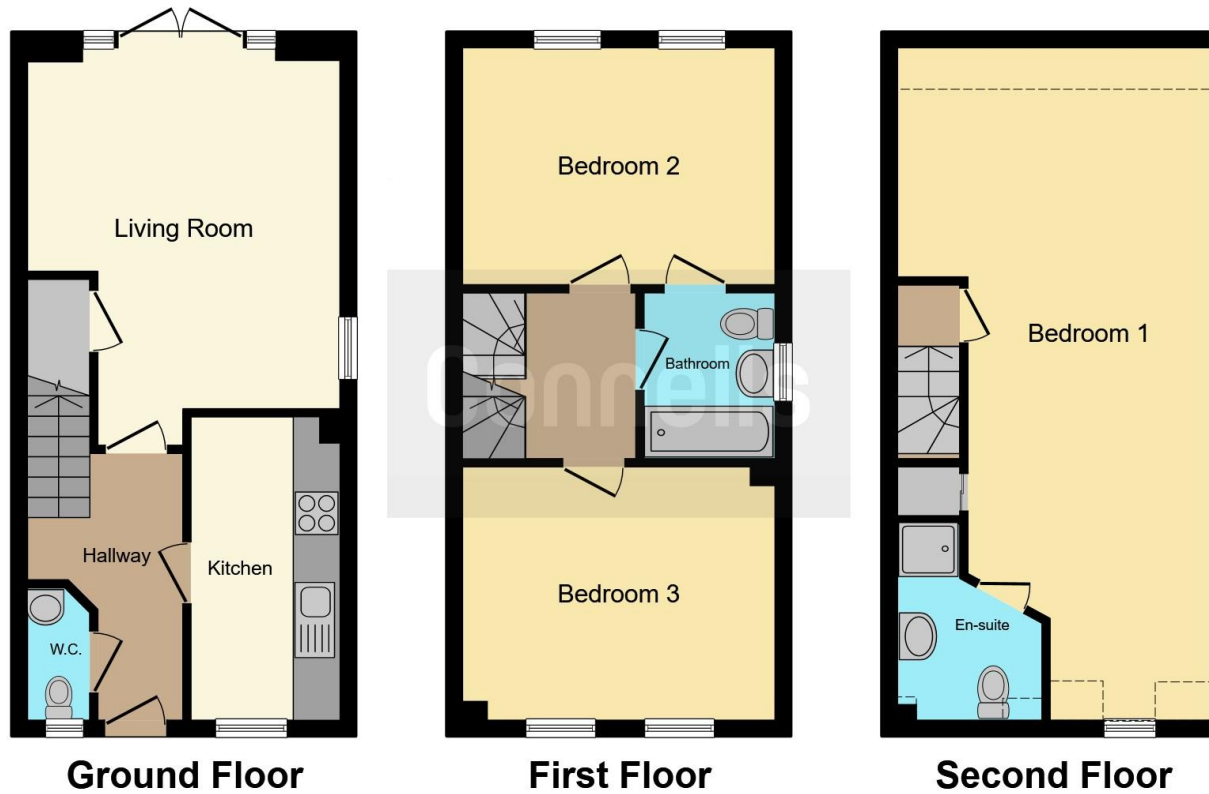
## Agents Note

ANNUAL MANAGEMENT CHARGE £282.36









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](http://www.focalagent.com)

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**T 01296 395 111**

**E [aylesbury@connells.co.uk](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
AYLESBURY HP20 2RH

EPC Rating: B Council Tax  
Band: E

Tenure: Freehold

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Property Ref: ALS312436 - 0008