



BROUGHTON AVENUE, BROUGHTON, AYLESBURY

ASKING PRICE £400,000

FREEHOLD

Situated in the popular Broughton area, this two/three bedroom semi-detached bungalow offers an exciting opportunity for buyers looking to create a home to their own taste. The property is offered with no upper chain and benefits from excellent potential to extend, subject to the necessary planning permissions. The accommodation currently comprises a living room, kitchen, dining area, two bedrooms and a bathroom, with further benefits including a rear garden, garage and driveway.



BROUGHTON AVENUE

- NO UPPER CHAIN • TWO/THREE BEDROOM SEMI-DETACHED BUNGALOW • GREAT POTENTIAL TO EXTEND STPP • SPACIOUS LIVING ROOM • BROUGHTON • FULLY ENCLOSED REAR GARDEN • GARAGE AND DRIVEWAY • VERSATILE DINING ROOM/BEDROOM



LOCATION

Broughton estate is situated just over a mile from the town centre on the popular south side of Aylesbury. The estate has two schools, Broughton Infant and Junior, providing education up to secondary level and is within walking distance of the highly regarded Grammar and High Schools. There is good transport links towards London/M25, particularly on the A41 which can be accessed directly from the estate, but also from the nearby A413. There is a choice of mainline services into London Marylebone at Aylesbury and Stoke Mandeville Stations both of which are a couple of miles away. The location is ideal for families with several parks and playgrounds nearby. There is a parade of shops and nursery on the estate at Parton Road and a doctor's surgery and petrol station close by.

ACCOMMODATION

The accommodation is entered via an entrance hall with doors leading to the main rooms.

The kitchen offers space for appliances and a small dining set, with a door providing access to the side of the property and a further door leading through to the dining area. The property is currently arranged as a two bedroom home, with the third bedroom being utilised as a separate dining room. This provides flexibility for the space to be used according to the buyer's individual needs and requirements.

The living room is a good-sized space with a large window providing plenty of natural light and a feature fireplace creating an attractive focal point, with a door leading through to the inner hall.

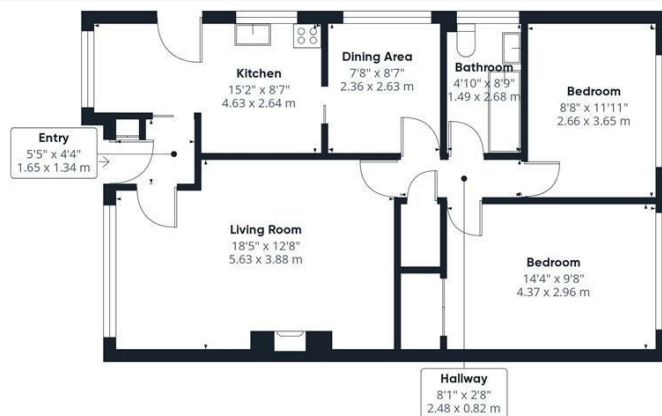
There are two double bedrooms and a bathroom, completing the internal accommodation.

Outside, the property benefits from a fully enclosed garden comprising a large patio and gravelled area, with a lawn and a selection of shrubs, while gates provide access towards the front. A courtesy door gives access to the garage, and to the front there is a block-paved driveway providing off-road parking for a number of vehicles.

With its desirable location, no upper chain, garage, driveway, enclosed garden and potential to extend and modernise, this property offers an exciting opportunity for a range of buyers.

BROUGHTON AVENUE





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
937 ft²
86.9 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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