



BROUGHTON AVENUE, BROUGHTON, AYLESBURY

OFFERS IN THE REGION OF
£500,000
FREEHOLD

A spacious four bedroom semi-detached home located in the Broughton area, ideally positioned close to well-regarded schools, local amenities and excellent road links. Offered with no upper chain, this property provides generous and versatile living accommodation, including multiple reception rooms, kitchen, four bedrooms and a family bathroom. Externally, the home benefits from a large rear garden, as well as a garage and driveway. This property presents an excellent opportunity for families or buyers seeking a well-located home with plenty of living space.



BROUGHTON AVENUE

- FOUR BEDROOM SEMI DETACHED HOUSE
- NO UPPER CHAIN
- POPULAR BROUGHTON LOCATION
- OPPORTUNITY TO MODERNISE OR UPDATE
- LARGE REAR GARDEN
- CLOSE TO SCHOOLS AND LOCAL AMENITIES
- FANTASTIC ROAD LINKS
- GARAGE AND DRIVEWAY



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 begins with an entrance hall featuring stairs rising to the first floor and a useful storage cupboard. To the front of the property is a dining room, providing a pleasant space for family meals or entertaining. To the rear, the living room offers a comfortable reception area and benefits from doors opening directly onto the rear garden, allowing plenty of natural light and easy access to the outdoor space. The kitchen provides a range of units with space for appliances, and offers further potential for improvement.

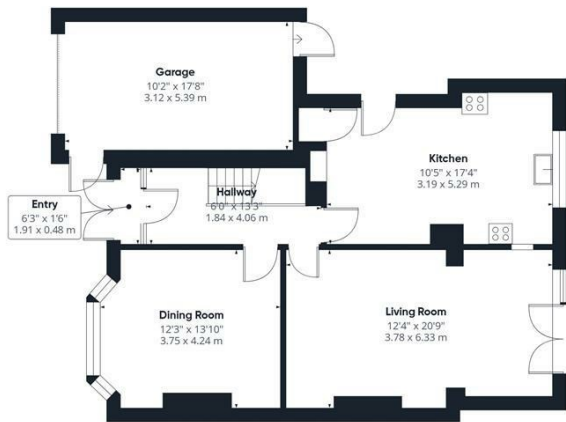
On the first floor, the landing provides loft access and an airing cupboard. There are four bedrooms, with the main bedroom benefiting from built-in wardrobes, and a family bathroom serving the remaining rooms.

Externally, the property features a large rear garden with a patio seating area, an expanse of lawn, and a garden shed, offering plenty of outdoor space for families and gardening enthusiasts alike. To the front, the property benefits from a driveway leading to a garage, along with a lawned garden area providing additional kerb appeal.

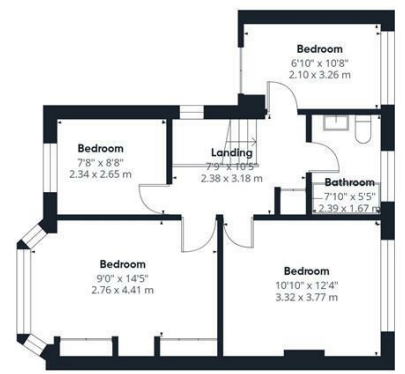
This property offers fantastic potential to create a wonderful family home in a sought-after location.

BROUGHTON AVENUE





Ground Floor



Floor 1

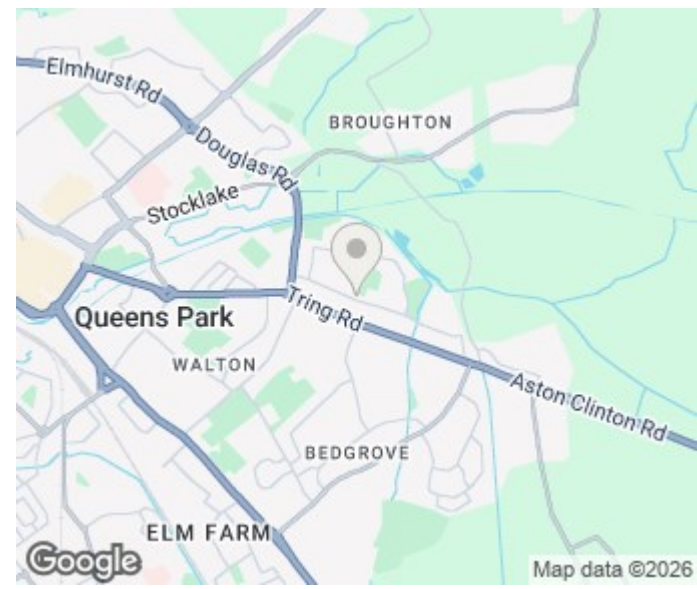


Approximate total area⁰¹
1405 ft²
130.6 m²

(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	67	74
(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

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk

