



EASTFIELD ROAD, BROUGHTON, AYLESBURY

OFFERS IN EXCESS OF £347,500

FREEHOLD

A well presented three bedroom end-of-terrace house situated in the popular Broughton area of Aylesbury, perfectly positioned close to Bear Brook nature reserve, local parks, schools and amenities. The home benefits from excellent road links, making it ideal for commuters. Accommodation comprises an inviting 21ft living room, kitchen, three double bedrooms and a family bathroom. Outside, there's a garden and allocated parking. A fantastic opportunity for families or first-time buyers looking for a convenient and popular location.



EASTFIELD ROAD

• BROUGHTON • THREE BEDROOM FAMILY HOME • ALLOCATED PARKING • WELL PRESENTED THROUGHOUT • CLOSE TO PARKS, SCHOOLS AND AMENITIES • 21FT LIVING ROOM • EXCELLENT ROAD LINKS • ENCLOSED REAR GARDEN • THREE DOUBLE BEDROOMS • POSITIONED CLOSE TO BEAR BROOK NATURE RESERVE



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 are 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 Bear Brook nature reserve, 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 to the first floor and a useful understairs cupboard. The kitchen is fitted with an inset gas hob, oven, splashback and extractor fan.

To the rear of the property is a spacious living room, filled with natural light and benefiting from sliding doors opening directly onto the garden.

Upstairs, the first-floor landing offers loft access and

an airing cupboard. There are three double bedrooms, with the master bedroom having views of the lake, along with a family bathroom.

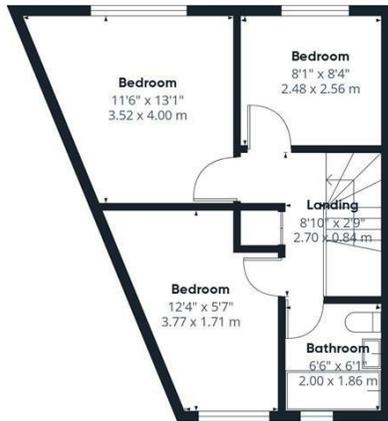
Externally, the property enjoys an enclosed rear garden, laid out with a patio area, lawn and a gravelled border, providing a low-maintenance yet versatile outdoor space. To the front of the property there is an allocated parking space.

EASTFIELD ROAD





Ground Floor



Floor 1

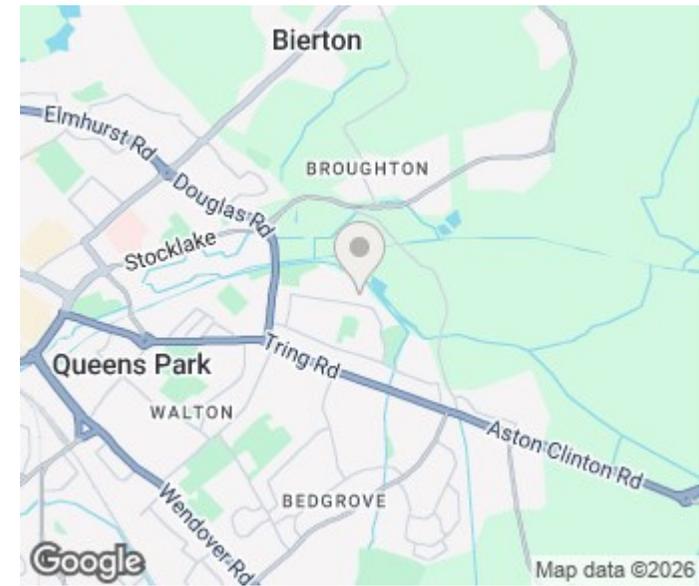


Approximate total area⁽¹⁾
730 ft²
67.8 m²

(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			86
(69-80) C			
(55-68) D		62	
(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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