NORTHFIELD ROAD, BROUGHTON, AYLESBURY

PRICE £450,000

FREEHOLD

Three bedroom semi-detached home in the popular Broughton area, ideally located with excellent road links and close to schools, parks and local amenities. Offered with no upper chain, the property features a living room, separate dining room, kitchen, three bedrooms, a bathroom with separate WC, enclosed garden, garage and driveway parking.

GEORGE DAVID

NORTHFIELD ROAD

• THREE BEDROOM SEMI-DETACHED HOUSE • NO UPPER CHAIN • POPULAR BROUGHTON LOCATION • EXCELLENT ROAD LINKS • GARAGE AND DRIVEWAY • ENCLOSED REAR GARDEN • LIVING ROOM AND DINING ROOM • CLOSE TO SCHOOLS, PARKS AND LOCAL AMENITIES

LOCATION

Broughton 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 a porch area and a further door leading into the hallway, which features stairs rising to the first floor and a useful understairs storage cupboard. The living room provides a comfortable space and benefits from a gas fireplace, creating a cosy focal point.

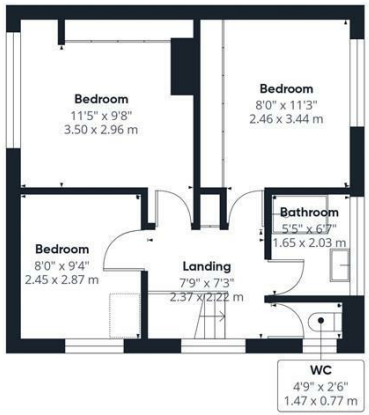
The kitchen is fitted with a range of units and includes an inset electric hob, integrated oven, grill, and dishwasher, along with space for a washing machine and under-counter fridge. A storage cupboard provides additional practicality, while a door gives access to the side of the property. The kitchen opens through to the dining room, offering an ideal space for entertaining, with double doors leading out to the rear garden.

To the first floor, there is loft access and three bedrooms, with built-in wardrobes and cupboards to bedrooms one and two. The bathroom is fitted with a shower and wash hand basin, complemented by a separate WC.

Externally, the property benefits from an enclosed rear garden featuring a patio area, lawn, planted borders, small trees and a summer house. Gated rear access and a courtesy door to the garage add further convenience. To the front, the driveway provides off-road parking and gated access leading to the garage.

NORTHFIELD ROAD

Ground Floor Building 1



Floor 1 Building 1

Approximate total area(1)

1069 ft²

99.3 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.

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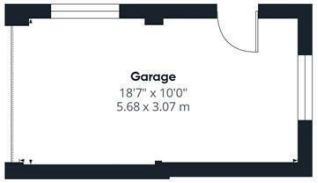
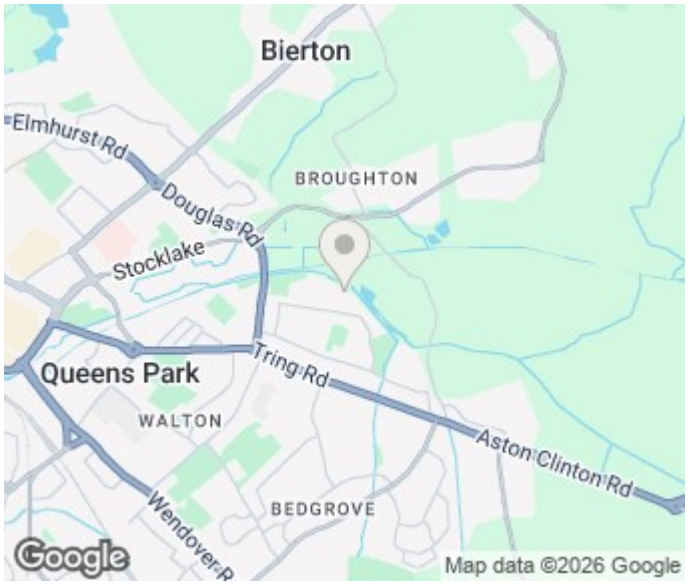
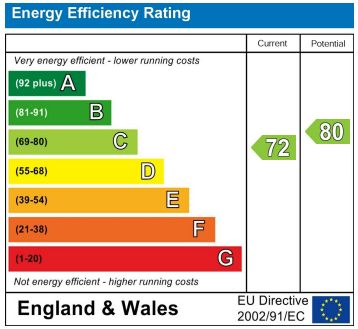


Ground Floor Building 2





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