



BROUGHTON AVENUE, AYLESBURY, BUCKINGHAMSHIRE

PRICE £499,950
FREEHOLD

Situated in a well connected location in Broughton, this three bedroom detached bungalow offers comfortable single-level living with excellent access to local amenities, schools, parks and road links. The accommodation comprises a living room, kitchen, three bedrooms and a bathroom. The former garage has been converted to create a versatile dining room, while a bright sunroom provides additional living space and enjoys views over the garden. Externally, the property benefits from a private garden and driveway providing off-road parking.



BROUGHTON AVENUE

• THREE BEDROOM DETACHED BUNGALOW • POPULAR BROUGHTON LOCATION • EXCELLENT ROAD LINKS • SPACIOUS LIVING ROOM • CONVERTED GARAGE • CLOSE TO LOCAL AMENITIES • ENCLOSED REAR GARDEN • FRONT DRIVEWAY



LOCATION

Broughton is situated just over a mile from the town centre on the popular south side of Aylesbury. There are 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, 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 property is approached via a front driveway, providing off-road parking, with a useful entrance porch leading into the main hallway. The hallway provides access to the principal rooms and benefits from a built-in storage cupboard.

The kitchen is fitted with a range of units and offers space for a cooker and washing machine, together with an integrated fridge and dishwasher. There is also room for a small dining table and chairs, making this a practical and sociable space. A door provides

access to the side of the property.

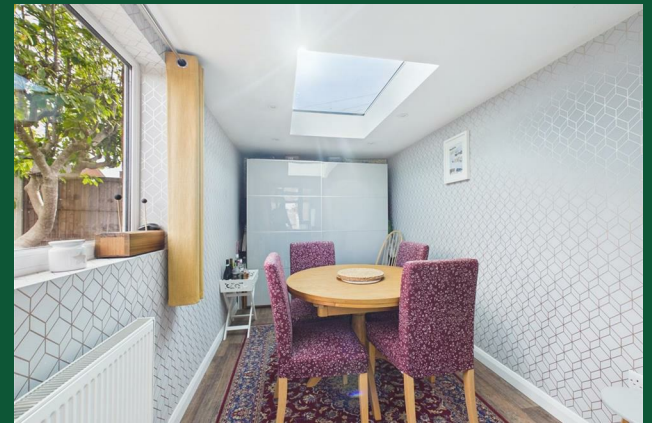
The living room is a comfortable reception space featuring an attractive fireplace as a focal point. Doors lead through to the sunroom, creating a bright and versatile additional living area with views over the rear garden.

The property benefits from a converted garage, which has been thoughtfully transformed into a separate dining room. This provides a dedicated space for entertaining and family meals, while also offering flexibility for alternative uses depending on the needs of the new owner.

There are three bedrooms, providing comfortable accommodation for family, guests or those looking for additional space for a home office or hobbies. The bathroom completes the internal accommodation.

Outside, the property benefits from an enclosed rear garden offering a good degree of privacy. The garden is laid out with a combination of patio and lawn areas, providing plenty of space for outdoor seating, entertaining and enjoying the garden. Mature plants and small trees add interest and greenery, while the different areas provide a variety of spaces to enjoy throughout the day.

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ADDITIONAL INFORMATION

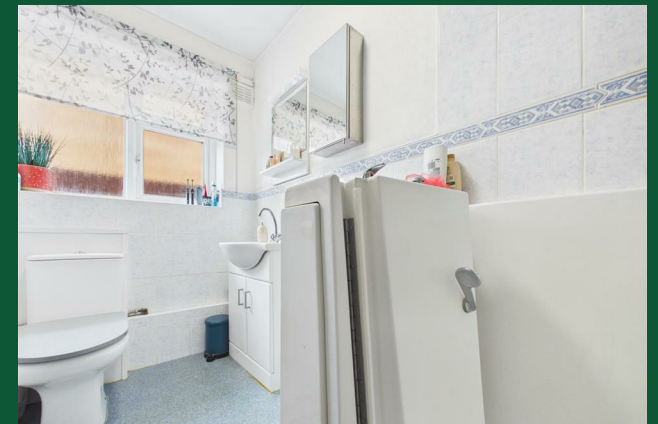
Local Authority – Buckinghamshire

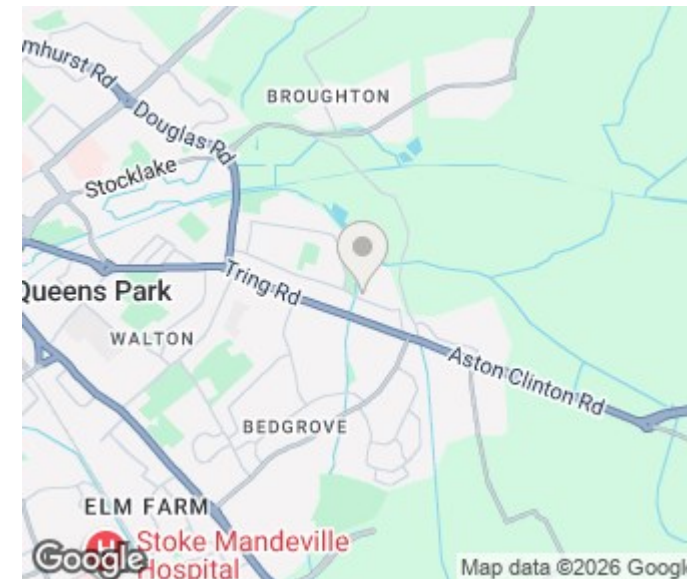
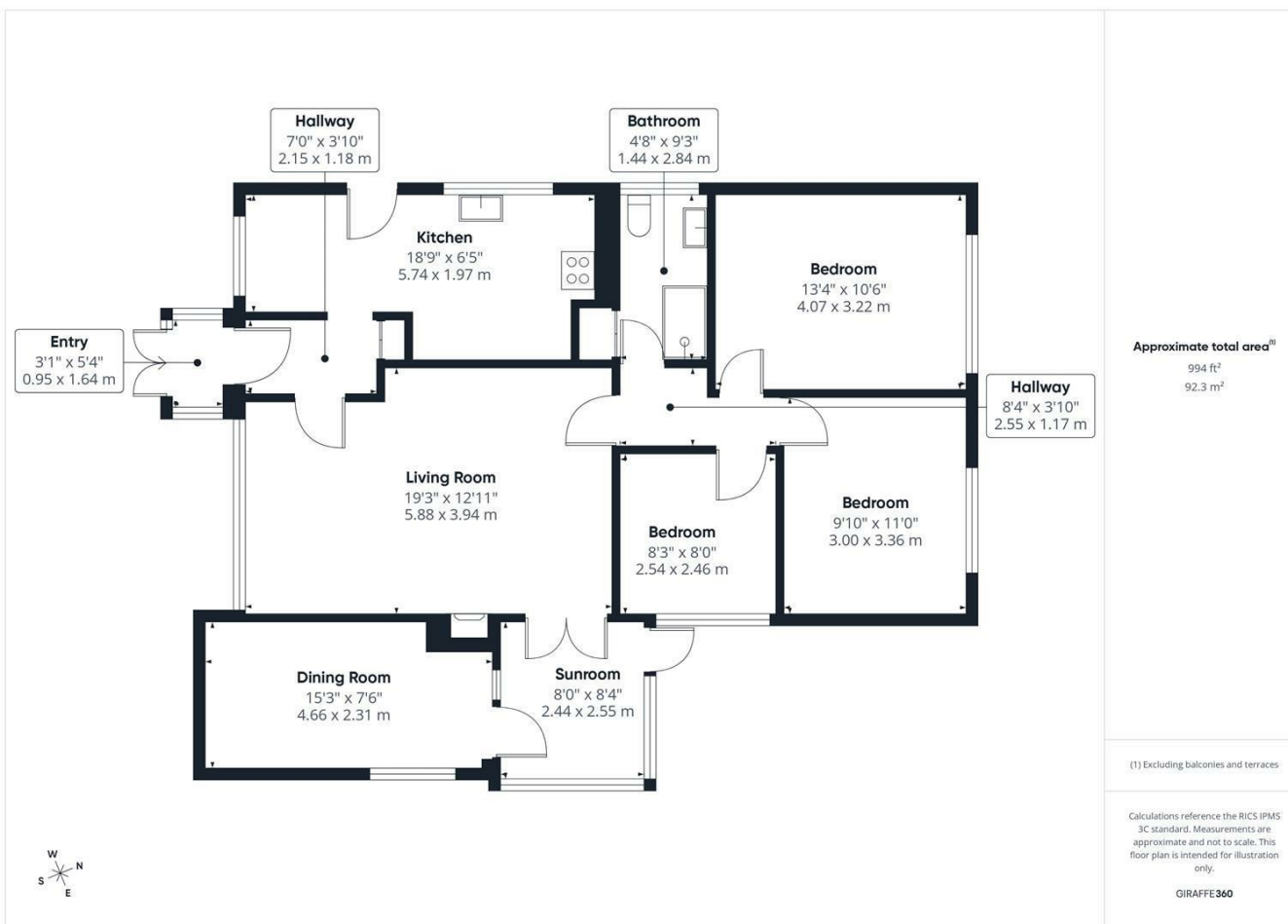
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 994.00 sq ft

Tenure – Freehold





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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