

Connells

Broughton Close
Bierton Aylesbury

Broughton Close
Bierton Aylesbury HP22 5DJ

for sale
£475,000







Property Description

The accommodation begins with an entrance porch opening into a welcoming hallway with stairs rising to the first floor. The impressive front-aspect living room spans approximately 24ft, featuring a charming gas fireplace and flowing seamlessly into the dining area, where sliding patio doors flood the space with natural light and open directly onto the rear garden.

Beyond the dining room is the extended kitchen, fitted with a range of wall and base units and offering practical workspace for everyday use. It includes an electric hob, gas oven, space for a fridge freezer, and an additional door providing convenient garden access.

To the first floor are three well-proportioned bedrooms, all served by a family bathroom fitted with a shower cubicle.

Externally, the property excels with its larger-than-average rear garden set on an impressive corner plot, featuring both lawn and patio areas. To the front, a substantial driveway offers off-road parking for several vehicles and leads to the garage, which benefits from front and side access.

AGENTS NOTE: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Porch

Door to front
Doors to hallway
Wooden flooring

Entrance Hall

Wood flooring
Radiator
Stairs to first floor

Lounge

24' 11" x 11' 2" (7.59m x 3.40m)
Carpet underfoot
Two radiators
Window to front
Gas fireplace
Bay window

Dining Room

11' 2" x 9' 10" (3.40m x 3.00m)
Wooden flooring
Radiator
Sliding door to garden

Kitchen

20' 3" x 7' 10" (6.17m x 2.39m)
Two windows to side
Door to garden
Wooden flooring
Splashback tiling
Boiler (2 years old)

Radiator
Wall and base units
Electric hob and gas oven
Space for fridge freezer

Landing

Carpet underfoot
Loft access with ladder - part boarded
Window

Bedroom One

12' 6" x 11' 2" (3.81m x 3.40m)
Window to front
Carpet underfoot
Radiator

Bedroom Two

12' 2" x 10' 6" (3.71m x 3.20m)
Window to rear
Carpet underfoot
Radiator

Bedroom Three

8' 10" x 7' 10" (2.69m x 2.39m)
Window to rear
Carpet underfoot
Airing cupboard
Radiator

Bathroom

Shower cubicle
Window to side
WC

Wash hand basin
Extractor fan
Tiling
Wooden flooring

Rear Garden

Large rear garden
Outside tap
Patio slabs
Laid lawn

Parking

Driveway for multiple cars

Garage

16' 5" x 8' 2" (5.00m x 2.49m)
Door to side
Up and over door







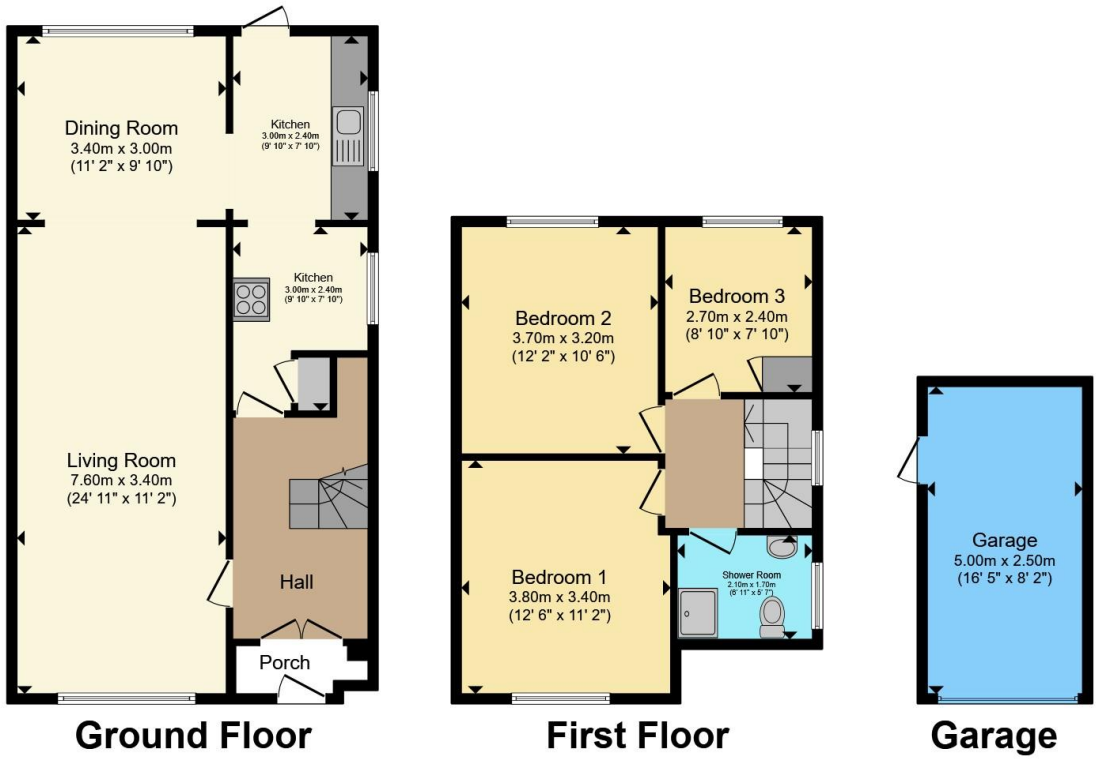












Total floor area 112.9 m² (1,215 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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2 Temple Street
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EPC Rating: D

Council Tax Band: D

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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