

5 Bedroom Detached WITH ANNEX

3 Richmond Road, Broughton
Aylesbury HP20 1PL



£680,000

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LOCATION

Broughton is an established residential area on the South side of the town centre and offers good access to the A418 towards Milton Keynes and the A41 towards London. The area has a popular primary school and facilities including a children's play area, shopping parade, nature reserve as well as a doctor's surgery nearby.

THIS HOME FEATURES

FIVE BEDROOMS
AIR CONDITIONING
ANNEX
LARGE DRIVEWAY
OPPOSITE GREEN
QUIET LOCATION
WALK TO SCHOOLS
WALK TO SHOPS

There are some excellent walks along the Grand Union Canal and the popular conservation area. There is a regular bus service into and around the town centre.

LIVING AREA

5

BEDROOMS

The main house has four good sized bedrooms with the master benefitting from a large en-suite. You will find another double bedroom in the separate annex. Annex bedroom and bedrooms 1, 2 and 3 benefit from air conditioning.

BATHROOMS

The main house has a large en-suite to master with a double jacuzzi style hydro bath, shower cubicle, low level w.c and pedestal sink. The shower room has a double width shower cubicle with sliding door, twin wash hand basins set in vanity units, low level w.c. and a heated towel rail. The Annex benefits from a three piece bathroom suite.

RECEPTIONS

The main house has three reception rooms comprising of the lounge, family room with underfloor heating and dining room and the annex has an open plan lounge dining room.

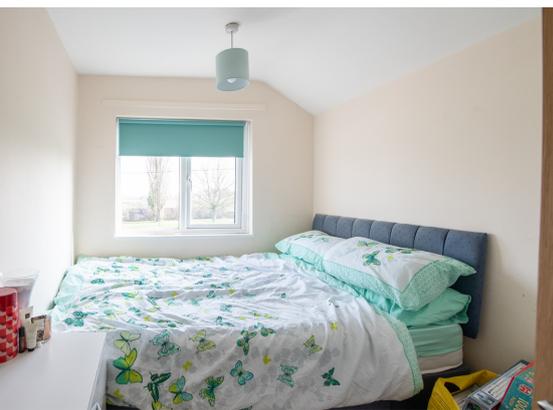
KITCHENS

The Kitchen has a range of storage cupboards at base and eye level, work surface areas over, one and a half bowl and drainer with mixer tap over and instant boiling tap, plumbing and spaces for a washing machine and dishwasher, tiled flooring with underfloor heating, double glazed sliding doors to conservatory. Annex kitchen has a range of storage cupboards at base and eye level, work surface areas over, one and a half bowl and drainer with mixer tap over, plumbing and space for a washing machine, fitted oven, four ring gas hob with extractor hood over, tiled flooring, door to understairs cupboard.



PROPERTY SUMMARY

We Sold It are pleased to present this this great opportunity to purchase a four bedroom detached family home with a self contained one bedroom annex on the side set in a great position for local schools and the Nature Reserve nearby, set in a quiet position on the popular South side location of Broughton. The home has three reception rooms as well as a large kitchen/diner ideal for entertaining.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1238 sq.ft. (115.0 sq.m.) approx.

1ST FLOOR
909 sq.ft. (84.5 sq.m.) approx.



TOTAL FLOOR AREA: 2147 sq.ft. (199.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Outside

Side garden area, gate to the front, artificial grass, paved patio area, two timber style sheds one with electric roller door, power and light. Front garden laid to gravel to provide off road parking for numerous vehicles. The rear garden is laid to lawn, rear covered storage area, patio area, flower beds.



VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.



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