



44 Broughton Avenue, Aylesbury  
Buckinghamshire

*Brions*

Guide Price £470,000





## 44 Broughton Avenue

Aylesbury, Buckinghamshire

### Welcome to Your Future Home

Brions Estate Agents are proud to present this delightful three-bedroom semidetached family home in one of Broughton's most sought after residential locations. This property offers spacious living, bags of character, and the exciting potential to modernise to your own taste. With generous accommodation across two floors, a private driveway, a garage, and a large rear garden, this is an ideal purchase for families or anyone looking to create their dream home in a fantastic neighbourhood.

3 Bedrooms

Large Rear Garden

Garage & Garden

Spacious Living Areas



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## A Warm Welcome: The Ground Floor

Step into a spacious entrance hallway leading to a cosy lounge with a feature open fire perfect for relaxing evenings. The practical kitchen includes a breakfast bar and plenty of storage, while the adjoining dining room is great for entertaining. A sun-filled conservatory at the rear offers lovely views of the garden, creating an ideal space for year round enjoyment.

Broughton School Catchment

Driveway Parking

Bright Conservatory

Separate Dining Room







### **Comfortable Family Living: Upstairs**

Upstairs, the home continues to impress with three well proportioned bedrooms ideal for family members or guests. A bright and functional family bathroom completes the upper floor, ensuring convenience and comfort for all. Master bedroom Children's room or guest room Family bathroom

### **Space to Grow:**

Garden, Garage & Parking The generous rear garden is a standout feature, offering ample space for outdoor entertaining, play, or even future extensions (subject to planning permission). The private driveway provides off-road parking for multiple vehicles and leads to an attached garage ideal for storage or workshop use.





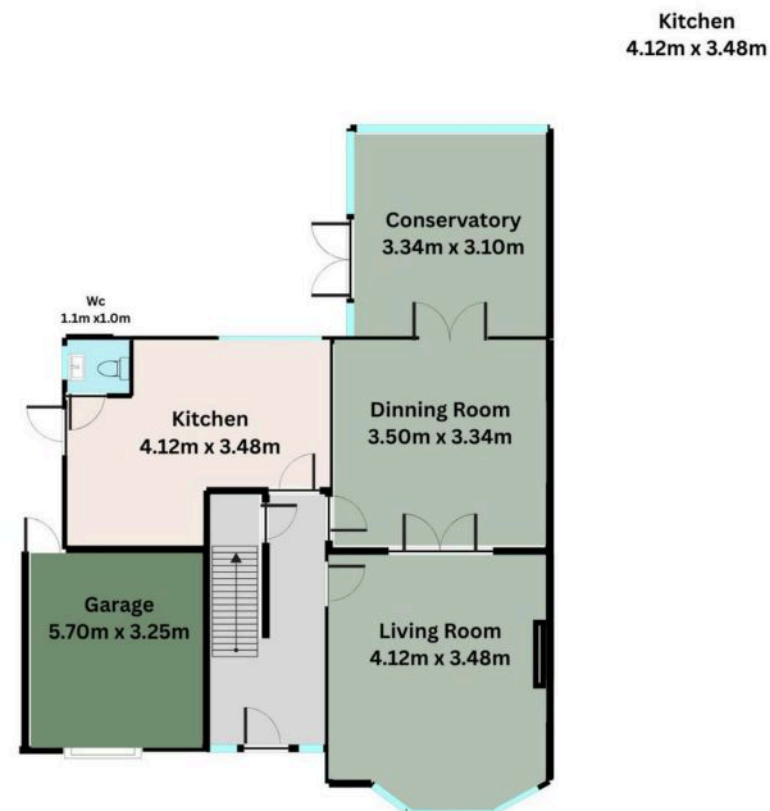






Total rooms area: 40.2 sq m  
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
FOR ILLUSTRATIVE PURPOSES ONLY.



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## Brions

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