

# 3 Bedroom Semi-Detached

EXTENDED BUNGALOW

18 Broughton Close, Aylesbury,  
HP22 5DJ



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## THIS HOME FEATURES

SEMI-DETACHED BUNGALOW

EXTENDED

BIERTON VILLAGE

CUL-DE-SAC

THREE BEDROOMS

DRIVEWAY & CARPORT

CONVERTED GARAGE NOW

ARRANGED AS ANNEXE WITH

KITCHEN & SHOWER ROOM

## LOCATION

Bierton is a charming village located just a couple of miles northeast of Aylesbury, offering the perfect blend of countryside living with easy access to town amenities. Renowned for its picturesque surroundings and welcoming community, Bierton provides a tranquil escape from the hustle and bustle. Families are well-catered for with a highly regarded local primary school, while nearby Aylesbury offers excellent secondary school options. For commuters,

Bierton benefits from excellent transport links, including proximity to Aylesbury's London-bound train station and major road networks. The village also boasts a local pub, scenic walking routes, and a strong sense of community, making it an ideal location for those seeking a balance of rural charm and convenience.

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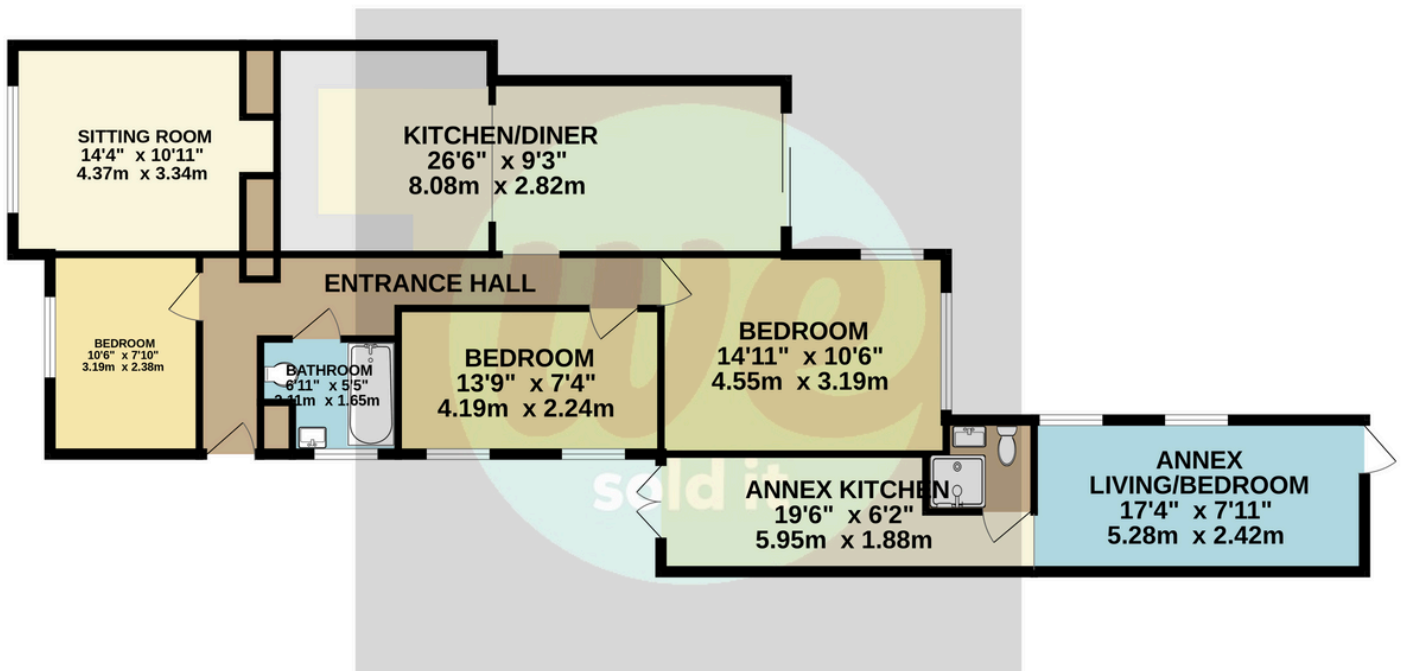




*This spacious and extended three-bedroom semi-detached bungalow offers versatile living, ideal for families or those seeking additional accommodation. The heart of the home is a welcoming, well-proportioned kitchen/diner perfect for family meals and gatherings overlooking the rear garden, separate sitting room to the front of the property, . The property has been thoughtfully extended to include a converted garage, now offering an annex with its own kitchen and shower room, ideal for guests or multi-generational living. Outside, you'll find a generous rear garden, perfect for outdoor entertaining, as well as ample parking with both a carport and driveway. This home provides plenty of potential and flexibility for modern living.*







TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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.

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

## VIEWINGS

Strictly by appointment with  
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*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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