



REGENT
ESTATES

KEMPSTER WAY, BROUGHTON

£519,500 Freehold

ACCOMMODATION

A lovely 5 bedroom townhouse, recently constructed and offering deceptively spacious, well proportioned family accommodation throughout, located half a mile from the village of Broughton.

Beautifully presented, the property offers flexible accommodation, three bathrooms, spacious secure rear garden, a generous block paved car port for two cars and sold with no upper chain.

Accommodation: Entrance hall, kitchen with appliances, dining/living room with French doors to a terrace and lawned garden, cloakroom, under stairs storage cupboard, first floor offers a second reception room/double bedroom with Juliette balcony, double bedroom with fitted wardrobe, family bathroom, on the top floor are the master bedroom with two fitted double wardrobes and en suite shower room, two smaller double bedrooms, and a further shower room.

EPC Rating B
Estate charge -£142.10 per six months payable to first port.

Aston Reach is a new and exciting development on the South East side of the town centre and offers good access to the A418 towards Milton Keynes and the A41 towards Tring and London. On the development there are children's play areas, and nearby there is a doctors surgery and a choice of shopping including Tesco Express, Lidl and a Sainsbury Local. There is also regular bus services into and around the town centre. Primary & Junior School - Broughton, Kingsbrook & Secondary Schools - The Grange, Kingsbrook & Aylesbury Grammar Schools.

The village of Aston Clinton is nearby and has a very popular park with the new "Red Kite Pavillion" and is a five minute drive to Wendover Woods. There is a village shop, petrol station and very popular pubs/restaurants.

LOCATION

OUTSIDE

IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

VIEWING

Strictly by appointment through Regent Estates.

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Total area: approx. 129.4 sq. metres (1393.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE - The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited. Plan produced using PlanUp.

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