sterling select homes

3 2 2 B

Broughton

OFFERS IN EXCESS OF £375,000

Temptation comes in many forms...

sterling select homes

Is there a **price** that would **tempt** you to **sell** or **let** your **property**?

Contact us for a **free valuation** and let's see if we can **tempt** you!

Tring, Wendover, Aylesbury & Villages:
01442 828 222

Berkhamsted Select & Country Homes:
01442 879 996

Property Management
01442 822 210

Kings Langley, Abbots Langley & Watford:
01923 270 666

www.sterlinghomes.co.uk

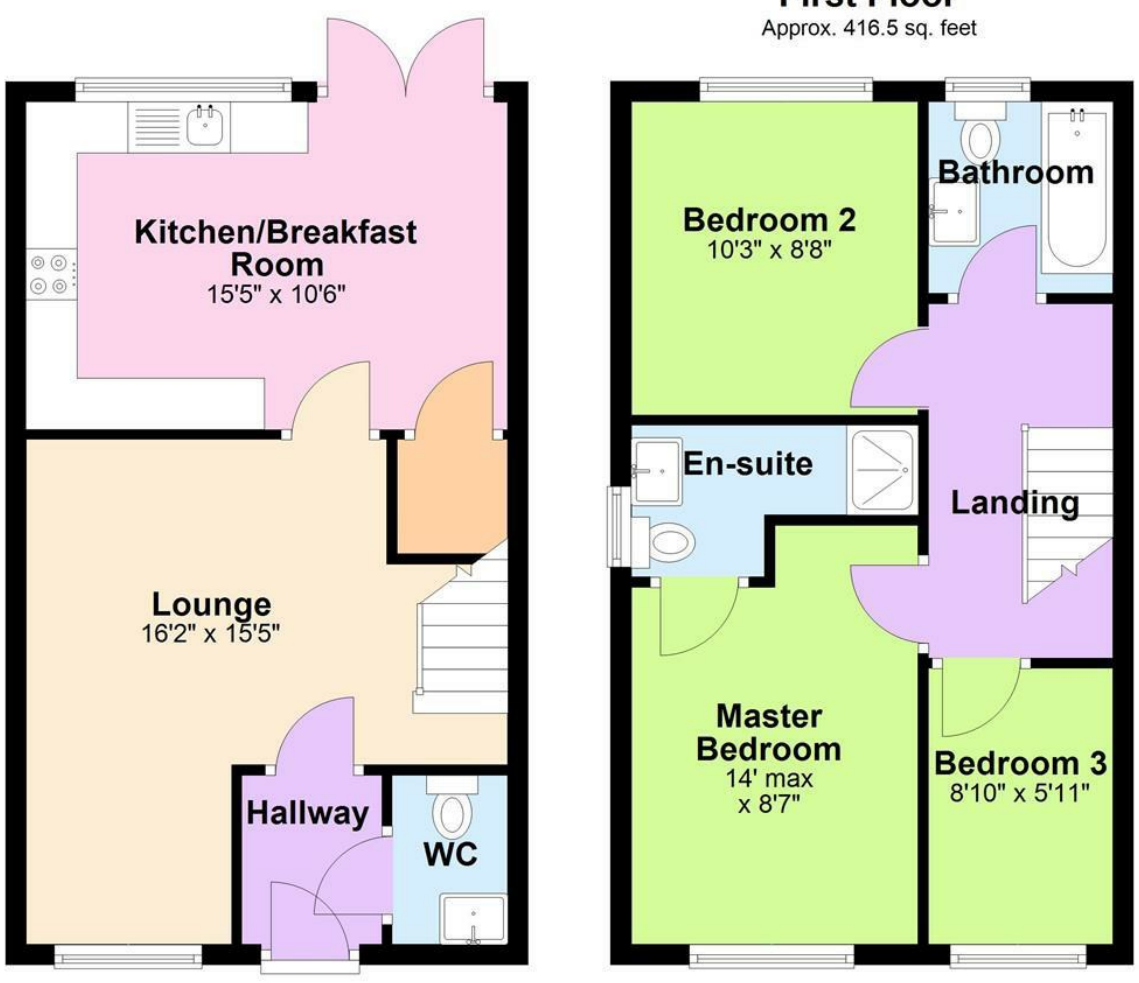
Broughton

OFFERS IN EXCESS OF

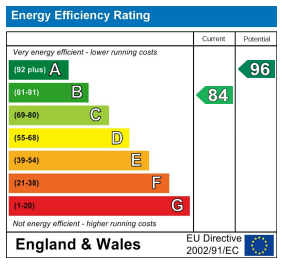
£375,000

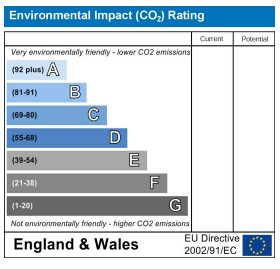
Sold with a complete upper chain, this lovely three bedroom semi detached home located in the thriving area of Kingsbrook. Offered for sale in lovely decorative order there is an open plan kitchen/dining room opening directly to the garden, three bedrooms including an ensuite to the principal bedroom.

www.sterlinghomes.co.uk



Total area: approx. 886.4 sq. feet



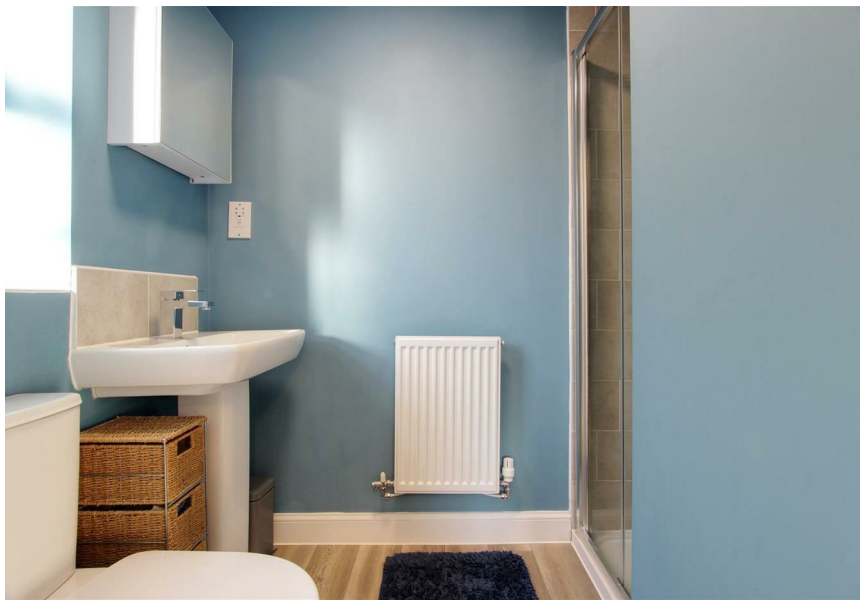


sterling select homes

www.sterlinghomes.co.uk

www.sterlinghomes.co.uk

A wonderful three bedroom home in a sought after location offering scope to extend to the rear STNP.



The Property
Sterling are delighted to present this modern three-bedroom semi-detached home, located on the highly sought-after Kingsbrook development. Set over two floors, this well-proportioned family home offers a flexible and spacious layout, including a contemporary fitted kitchen/dining room, a comfortable living room and a guest cloakroom on the ground floor. On the first floor, you'll find three generous bedrooms, alongside a family bathroom. The principal bedroom is complete with an en-suite shower room for added convenience and privacy.

The Outside
Externally, the property boasts a private and enclosed rear garden, perfect for outdoor relaxation, as well as a driveway, providing ample parking space for multiple vehicles. With easy access to local amenities, schools, parks, and transport links, this home is an ideal choice for families or professionals looking for modern living in a vibrant community.

The Location
Kingsbrook is a modern, sought-after development located on the outskirts of Aylesbury, offering an ideal balance of contemporary living and countryside charm. Known for its vibrant community atmosphere, the development features a variety of well-designed homes and easy access to local amenities, including schools, parks, and shops. With excellent transport links, including proximity to Aylesbury town centre and London-bound train stations, Kingsbrook is an ideal location for both professionals and families. The area is also renowned for its green spaces, making it the perfect environment for outdoor activities and family life.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be successful. The charge for this is £75 plus VAT per person. Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.