



Platform Street, Broughton
£595,000





- Extended well-presented four-bedroom detached family home
- Spacious and versatile accommodation ideal for modern family living
- Modern open-plan kitchen/dining area, perfect for entertaining
- Four well-proportioned bedrooms, offering flexibility for home working
- Conveniently located for local amenities, schools, and transport links
- South facing landscaped rear garden
- Driveway & garage offering secure off-road parking
- Quiet and family-friendly cul-de-sac location, ideal for children
- Principal bedroom finished with a stylish en-suite
- Home office with dual aspect windows

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- Council Tax band: E
 - Tenure: Freehold
 - EPC Energy Efficiency Rating: B
 - EPC Environmental Impact Rating: B



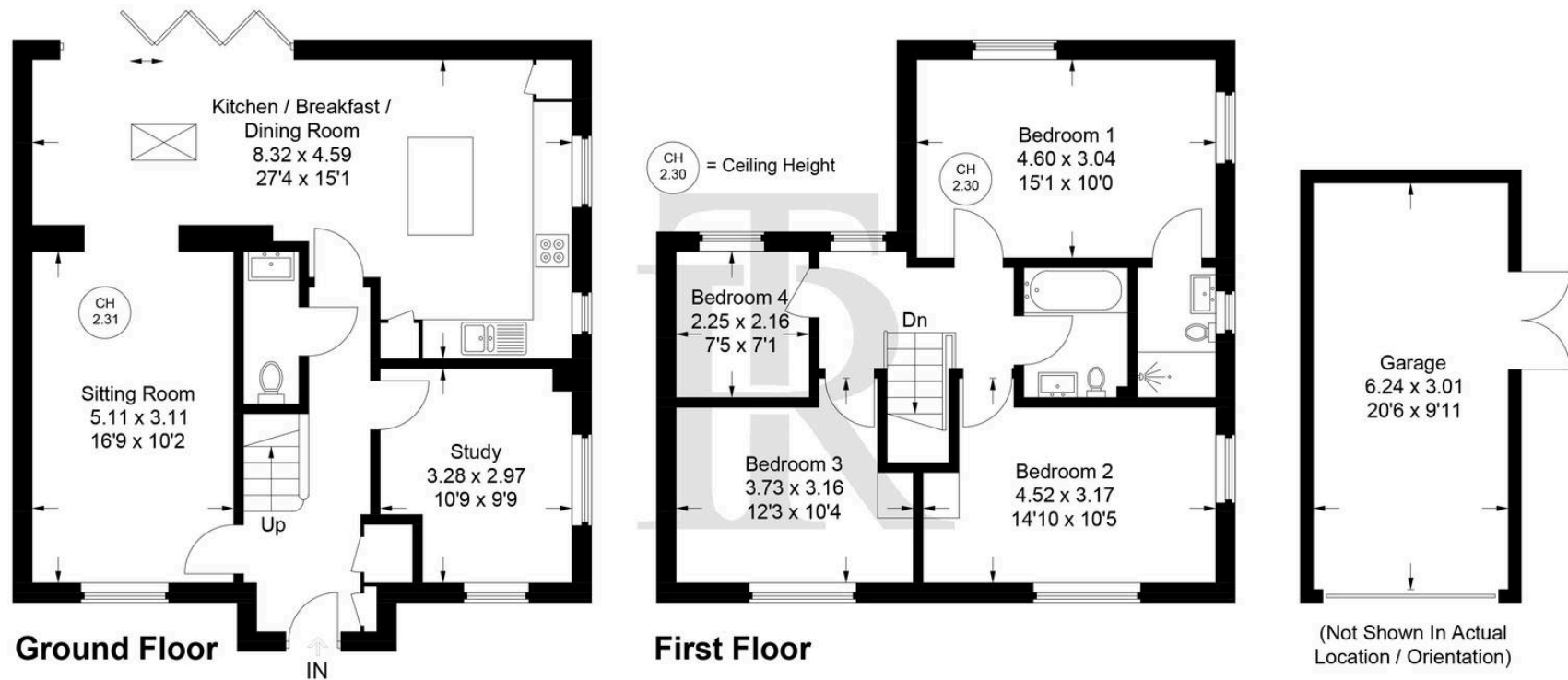
Situated in a vibrant and convenient part of Broughton, with excellent access to the town centre. The area benefits from a variety of local amenities including shops, cafes, and restaurants. Commuters are well served by nearby Aylesbury station and the Aylesbury Vale Parkway, offering direct links to London and surrounding towns. Families will appreciate the proximity to highly regarded schools, parks, and leisure facilities, while outdoor enthusiasts can enjoy scenic walks along the nearby Grand Union Canal and surrounding riverside paths. With a balance of urban convenience and peaceful riverside charm, this location provides the perfect setting for a connected yet tranquil lifestyle.



This extended and well-presented four-bedroom detached family home is situated in the highly sought-after Kingsbrook development, offering spacious and versatile accommodation ideal for modern family living. The property features a contemporary open-plan kitchen and dining area with stylish fittings and bi-fold doors that seamlessly connect to the garden, perfect for entertaining. The separate living room boasts tasteful panelling, creating a warm and inviting atmosphere. Four well-proportioned bedrooms provide flexibility for growing families or home working, with the principal bedroom benefiting from a sleek en-suite. A dedicated home office with dual aspect windows floods the space with natural light, catering to remote working needs. Finished to a high standard throughout, the house reflects modern and stylish design choices. Located in a quiet, family-friendly cul-de-sac, the property is close to local amenities, reputable schools, and excellent transport links. Additional benefits include a driveway and garage, providing secure off-road parking.

The south-facing landscaped rear garden offers a private and tranquil outdoor space for relaxation and recreation. Mature planting and well-maintained lawns create an attractive backdrop for family gatherings or summer barbeques. The garden is fully enclosed, providing a safe environment for children and pets. A spacious patio, accessed via the bi-fold doors from the kitchen and dining area, is ideal for alfresco dining or morning coffee. Side access allows easy movement between the front and rear of the house. The driveway accommodates multiple vehicles, while the garage offers additional storage or potential as a workshop. The cul-de-sac setting ensures minimal traffic, providing peace of mind and a sense of exclusivity. This exceptional home combines stylish interiors with generous and functional outdoor space, making it perfect for modern family life.





Platform Street, HP22 7

Approximate Gross Internal Area
 Ground Floor = 68.9 sq m / 742 sq ft
 First Floor = 55.9 sq m / 602 sq ft
 Garage = 18.7 sq m / 201 sq ft
 Total = 143.5 sq m / 1545 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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