



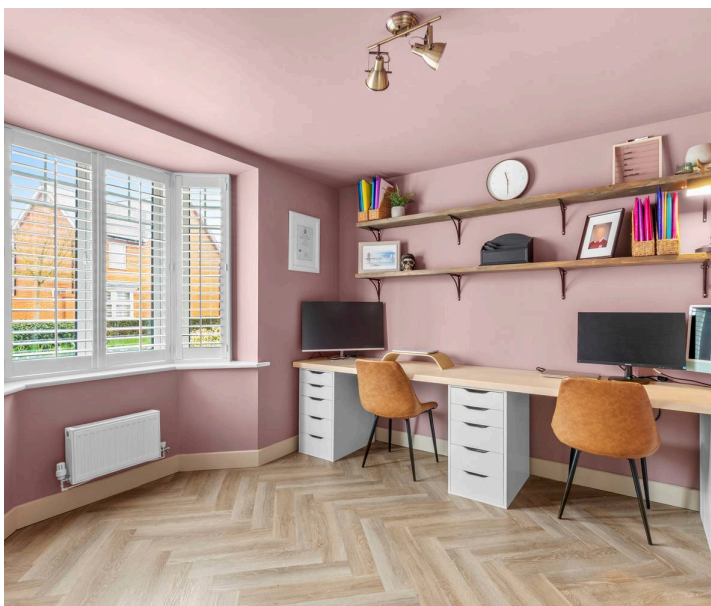
Barge Crescent, Broughton  
£750,000





- Beautifully presented five bedroom modern family home situated within a sought-after residential development
- Spacious open-plan kitchen/dining room ideal for entertaining and family living
- Principal bedroom completed by a dressing room and stylish en-suite shower room
- Well-proportioned additional bedrooms perfect for family, guests or home office use
- Contemporary family bathroom finished to a high standard
- Driveway parking with double garage providing excellent storage or further parking
- Landscaped rear garden offering a private and low maintenance outdoor space
- Utility/laundry room keeping the kitchen clutter-free

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- Development Maintenance Charge: £360 per annum
  - Council Tax band: F
  - Tenure: Freehold
  - EPC Energy Efficiency Rating: B
  - EPC Environmental Impact Rating: B
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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 beautifully presented five-bedroom detached house is located within a highly sought-after residential development, offering an exceptional standard of modern family living. The spacious open-plan kitchen and dining room forms the heart of the home, providing an ideal setting for entertaining guests or enjoying family meals. The kitchen benefits from contemporary fittings and ample workspace, while a separate utility room ensures the main living spaces remain clutter-free. The large dual-aspect sitting room is filled with natural light, creating a welcoming atmosphere, and the additional snug provides a versatile area perfect for a home office or relaxation. The principal bedroom is a true retreat, featuring a dedicated dressing room and a stylish en-suite shower room finished to a high standard. Four further well-proportioned bedrooms offer flexible accommodation, suitable for family members, guests, or home working. Multiple modern family bathrooms, downstairs W/C, and generous storage options throughout the property further enhance its appeal. The home is ideally positioned for commuters, with excellent access to Aylesbury mainline station and major road routes, and is situated in a family-friendly neighbourhood close to parks and scenic walking routes.

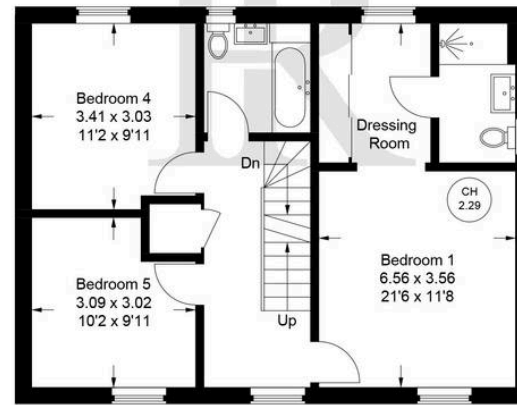
Externally, the property boasts a beautifully landscaped rear garden designed for privacy and ease of maintenance. This outdoor space provides the perfect backdrop for alfresco dining, family gatherings, or simply unwinding after a busy day. The garden features a combination of patio and lawn areas, bordered by mature planting and secure fencing, ensuring a safe and attractive environment for children and pets. To the front, a generous driveway offers ample parking for multiple vehicles, complemented by a double garage with an EV charging point, providing excellent storage or additional parking as required. The overall setting is peaceful and well maintained, with the wider development offering a sense of community and convenient access to local amenities. This outstanding home combines versatile living spaces with quality finishes throughout, making it an ideal choice for families seeking comfort, style, and convenience.



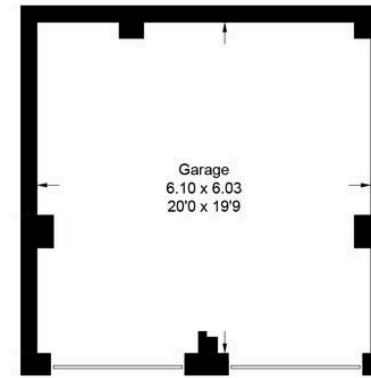


Ground Floor

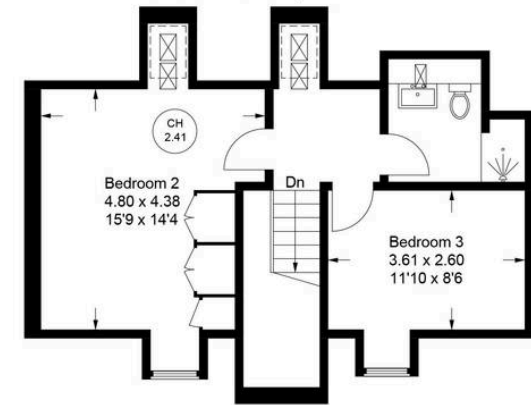
CH 2.30 = Ceiling Height  
 [Dashed box] = Reduced headroom below 1.5m / 5'0



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

## Barge Crescent Broughton, HP22

Approximate Gross Internal Area  
 Ground Floor = 72.3 sq m / 778 sq ft  
 First Floor = 58.8 sq m / 633 sq ft  
 Second Floor = 44.0 sq m / 474 sq ft  
 Garage = 36.9 sq m / 397 sq ft  
 Total = 212.0 sq m / 2282 sq ft

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

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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Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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