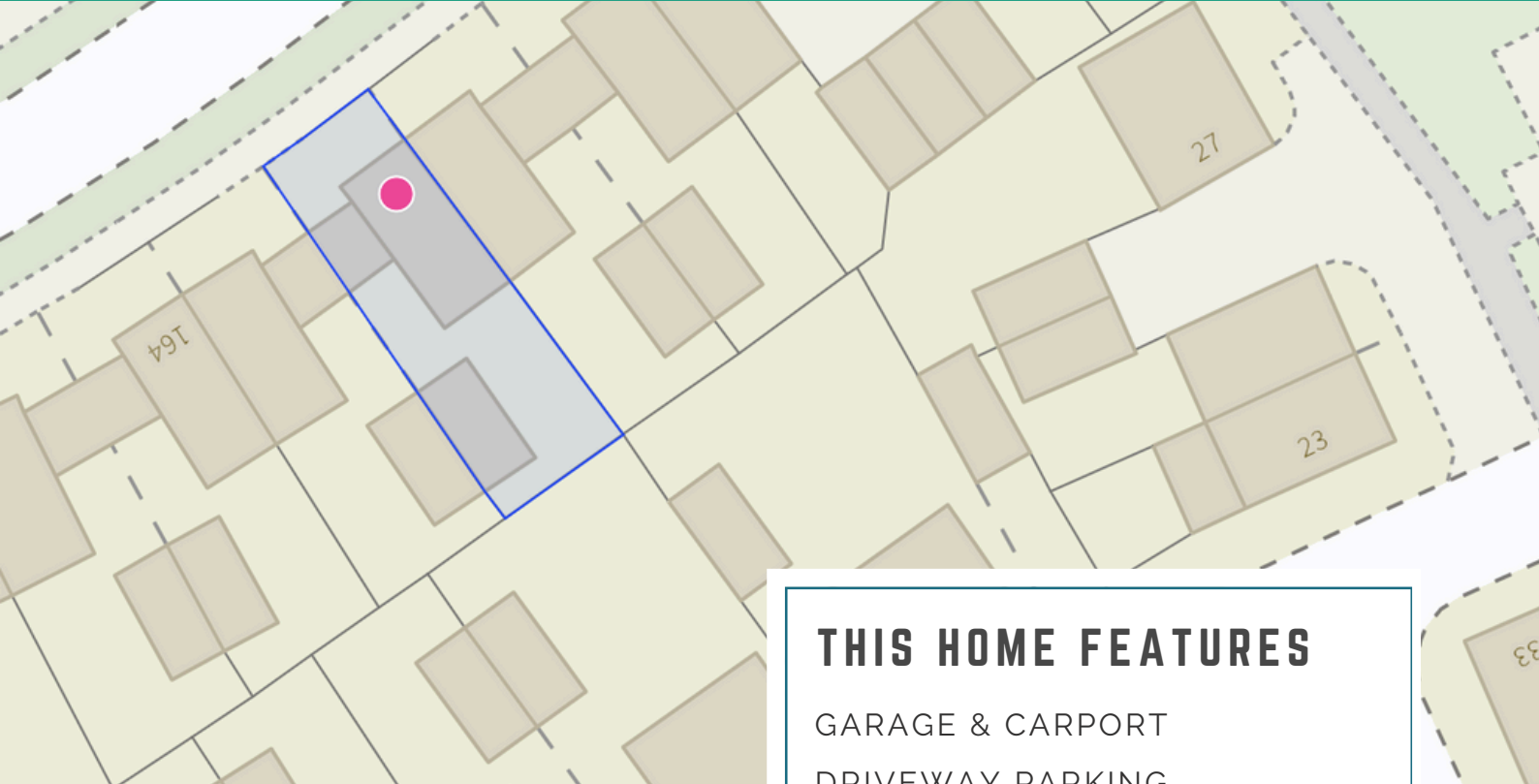


3/4 Bedroom Semi Detached **KINGSBROOK**

168 Armstrongs Field, Broughton
Aylesbury, HP22 7BR



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LOCATION

Located within the award-winning Kingsbrook development, Armstrongs Field offers a thoughtfully planned neighbourhood designed around green spaces, wildlife habitats, and family-friendly living.

Kingsbrook provides easy access to Aylesbury's mainline train station, with direct services to London Marylebone in under an hour, as well as convenient road links via the A41. The area is home to excellent schooling options, including the on-site Kingsbrook View Primary

THIS HOME FEATURES

GARAGE & CARPORT
DRIVEWAY PARKING
THREE STOREY LAYOUT
GROUND FLOOR STUDY
KITCHEN / DINER
FIRST FLOOR LOUNGE
EN-SUITE TO MASTER
& BESPOKE FITTED WARDROBES
TWO DOUBLE BEDROOMS
ENCLOSED GARDEN
EV CHARGING OPTION

Academy, and a growing selection of shops, parks, play areas, and scenic walking routes. With its blend of modern homes, strong community feel, and superb connectivity, Kingsbrook is a highly desirable setting for families and professionals alike.





WeSoldIt.co.uk are delighted to present this beautifully designed three-bedroom townhouse, set across three spacious floors in the ever-popular Kingsbrook development. The ground floor offers a versatile study—ideal for home working—alongside a guest cloakroom and a modern kitchen/dining room opening onto the rear garden. On the first floor, you'll find a generous living room and an impressive principal bedroom, complete with an en-suite shower room and bespoke fitted wardrobes, including a cleverly concealed mirrored vanity cupboard. The top floor features two further double bedrooms and a contemporary family bathroom. Externally, this home excels with a garage, a carport and parking space comfortably accommodating three or more vehicles. An EV charging point is available by separate negotiation. The private, enclosed rear garden provides a peaceful outdoor space perfect for families or entertaining. A stylish, flexible home ideally suited to modern living.





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

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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