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4 Bed Detached In Sorrel Way Broughton, Aylesbury, Aylesbury, HP22 7BZ

£590,000











SHORT DESCRIPTION

Property Ref: 17379 Set on a desirable corner plot within the ever-popular Kingsbrook development, this beautifully presented four-bedroom detached home offers bright, versatile living space throughout. The heart of the home is the open-plan kitchen and dining space — the room where everyone naturally ends up. It's easy to imagine lazy weekend mornings around the island, or quiet evenings just winding down together at the end of the week. It works just as well full of people as it does quiet. Doors onto the garden mean it opens straight outside whenever the weather's good. Through to the separate lounge, a bay window keeps the room bright during the day, and on colder evenings it's easy to picture this as the family's go-to spot for a film night. A downstairs WC and separate utility room take care of the practical side of things, out of the way. Upstairs, the principal bedroom is a proper retreat, with its own dressing area, fitted wardrobes, and a private en-suite. Three further bedrooms offer real flexibility — a home office, a guest room, or simply space to grow into — all served by a well-appointed family bathroom. Outside, the private, enclosed garden gets good sun for a patio seating area. A single garage, fitted with racking for extra storage, sits alongside a two-car driveway — the kind of off-road parking that's increasingly hard to find on modern developments. Kingsbrook itself is one of Aylesbury's most sought-after addresses, with over 60% of the development given over to green and open space. There's a children's playground just 10 metres from the front door, wetlands and walking trails on the doorstep, and a well-regarded local pub around a mile away. Well-regarded schools are nearby, and Aylesbury station is within easy reach, with a direct line into London Marylebone. Property Type: Detached Full selling price: £590000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: F EPC rating: B Measurement:1283.06 SQ.FT. Outside Space: Rear Garden, Patio Parking: Garage, Driveway Heating Type: Central, Double Glazing, Eco-friendly, Electric Heating, Gas Central Heating Chain Sale Possession of the property: Self-occupied ----------

4	3	1
Bed Room(s)	**Bath Room(s)**	**Living Room(s)**

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached house
Total floor area	127 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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