



**Narbeth Drive, Aylesbury HP20 1PZ**

Guide Price **£650,000**

# Narbeth Drive

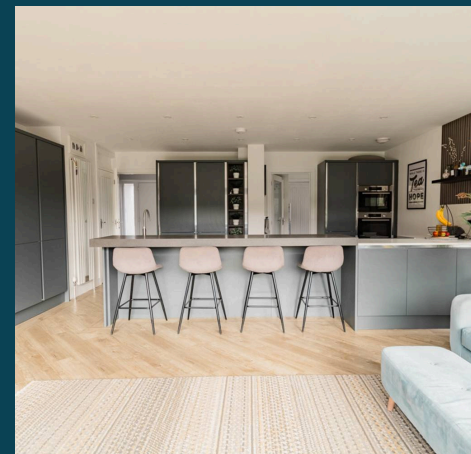
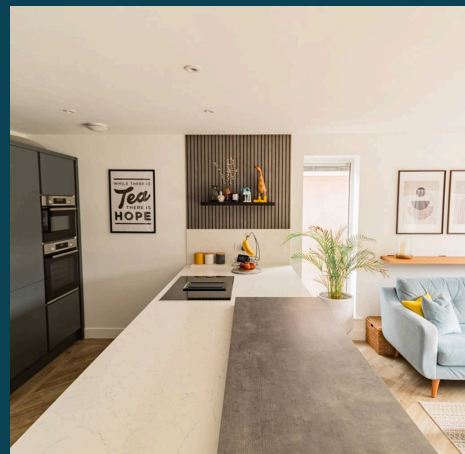
Broughton, Aylesbury

Welcome to Narbeth Drive, an exceptional **4-bedroom** family home **in the heart of Broughton**. Originally a 3-bedroom home, this property has been **beautifully extended and renovated** to offer an impressive **145m<sup>2</sup> of living space**. Perfectly positioned facing a green, it is within the catchment area for several highly regarded schools and just a short walk to Broughton Infant and Junior School.

### Exceptional Living Spaces

Designed with modern family living in mind, the home features a spacious open-plan kitchen and dining area, with floor-to-ceiling windows that flood the space with natural light and offer stunning views of the south-facing garden. The Wren Infinity Plus kitchen is equipped with high-end Bosch and AEG appliances, including a downward venting induction hob, single oven, microwave oven, and a 70/30 fridge freezer. The kitchen and wet areas are finished with Amtico Spacia Sun Bleached Oak flooring for a stylish yet practical touch.

A separate utility room and downstairs WC add to the home's convenience.





## Narbeth Drive

Broughton, Aylesbury

### Bedrooms & Bathrooms

The property offers four bedrooms, with large Everest and Premier Windows ensuring plenty of natural light. The bathrooms are finished to a high standard, featuring Mira Shower Controls and a sleek shower tray.

### Outdoor & Additional Spaces

The property benefits from two versatile outbuildings:

Former garage with an electric roller door, now shortened and ideal for storage.

A fully insulated garden room by Green Retreats, complete with power and water—perfect for a home office, salon, gym, or studio.

The south-facing garden is a true highlight, offering a sun-drenched space ideal for relaxation and entertaining.

### Modern Upgrades & Features

Recent extension completed in March/April 2021

Upgraded mains water supply (from 12mm to 32mm)

CCTV drainage survey before renewal of all underground pipework

Greenwood humidistat ceiling fans (automatically adjust based on humidity)

UPVC & aluminium windows with integrated blinds

Powered garage door by Garador with hot & cold taps and washing machine plumbing

Loft fully boarded with loft ladder

Ideal Logic boiler located in the garage

# Narbeth Drive

Broughton, Aylesbury

This stylish and meticulously upgraded home offers an exceptional lifestyle in a sought-after location. Early viewing is highly recommended!

**Contact us today to arrange a viewing!**

## Material Information

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

Property Type: Semi-Detached House

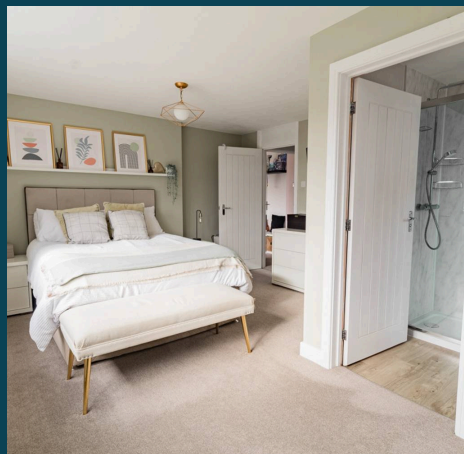
Year of Build: 1960 - 1970

Construction: Brick & Block

Internet Connection: FFTP

Heating Supply: Central heating (gas)

Boiler age: 4 years- under warranty for 3 years



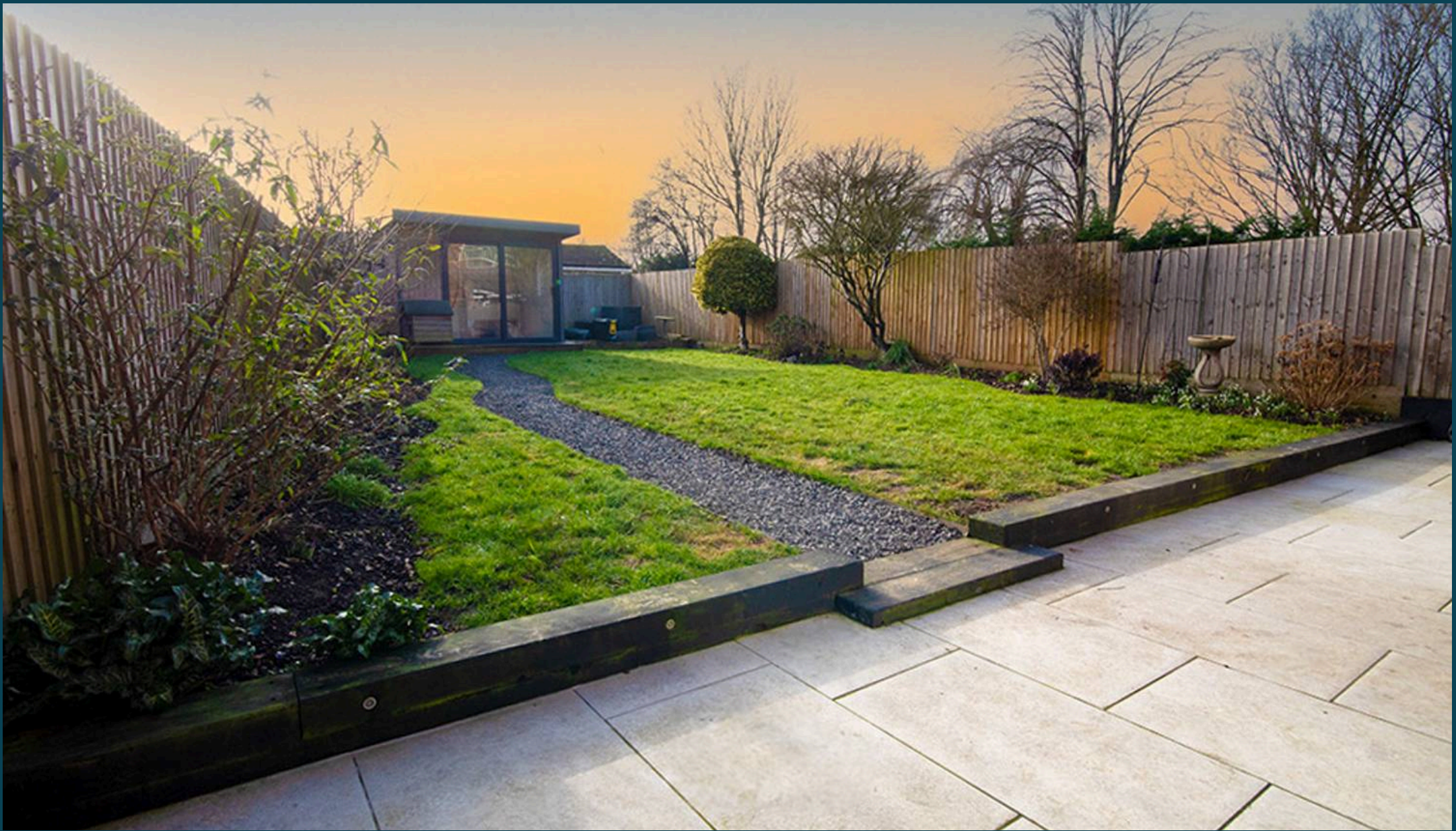
# Narbeth Drive

Broughton, Aylesbury

Stunning 4-bed family home in Broughton with modern upgrades, open-plan kitchen, two outbuildings, and a south-facing garden. Ideal for family living. Must-see! Contact for viewing.

- Stunning 4-Bed Home – Extended & renovated, 145m<sup>2</sup> of space
- Prime Broughton Location – Overlooking a green, in catchment for top schools
- High-Spec Kitchen – Wren kitchen, Bosch & AEG appliances, floor-to-ceiling windows
- South-Facing Garden – Bright & spacious with lawn and patio
- Two Outbuildings – Insulated garden room with power & water, plus storage garage
- Modern Upgrades – Everest & Premier Windows, Amtico flooring, humidistat fans
- Boarded Loft & Garage – Loft ladder, garage with hot/cold taps & powered door
- Mains Water Upgrade – Increased from 12mm to 32mm for better pressure
- Excellent Transport Links – Easy access to A41, M25, and London trains
- Move-In Ready! – Stylish, spacious & packed with premium features





## Nested Aylesbury

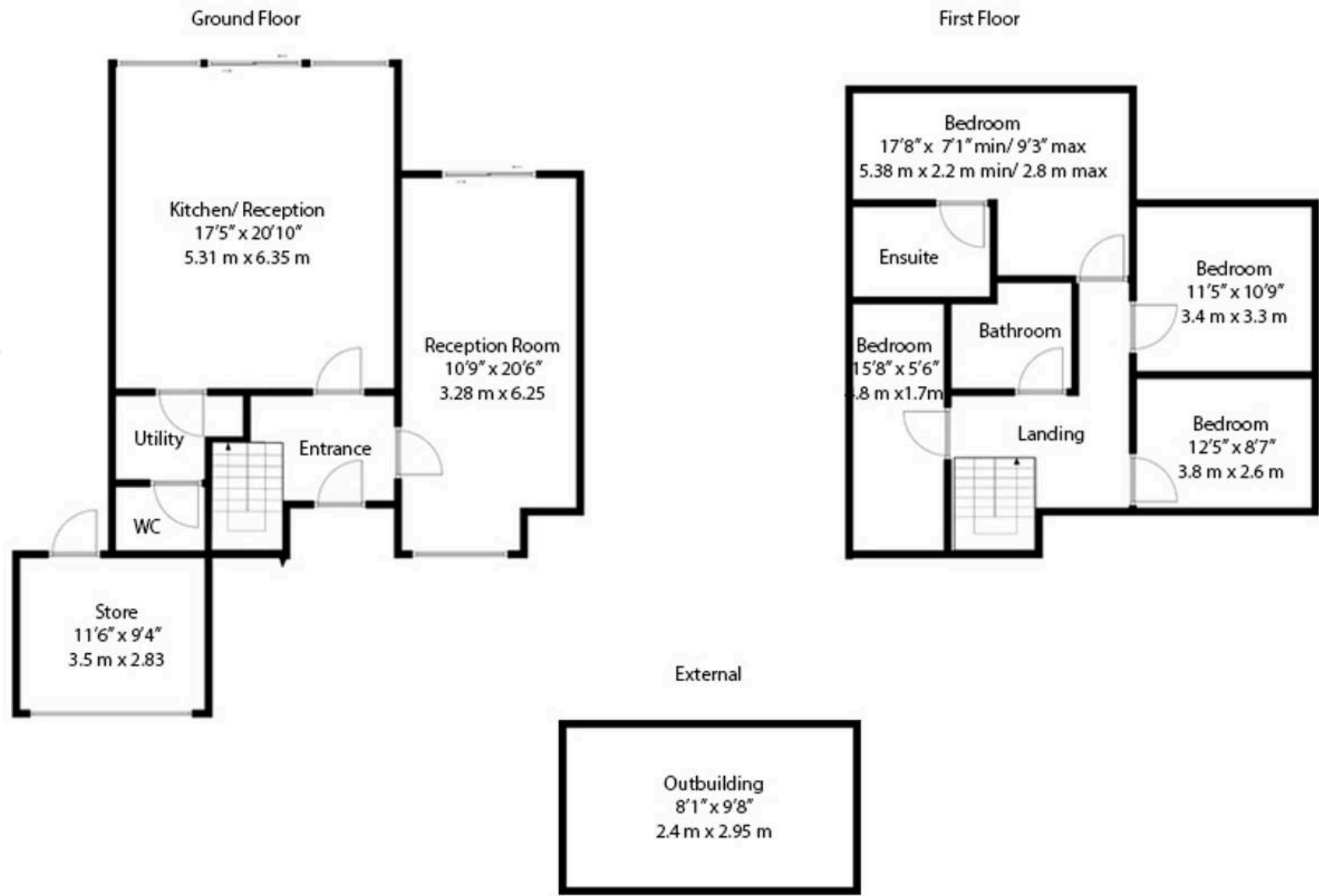
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Narbeth Drive, Aylesbury HP20

Approximate total area

1561 sq ft  
145 m2



This floor plan is for illustrative purposes only and is not to scale. Measurements, layouts, and features are approximate and should not be relied upon as exact representations. Buyers are advised to verify all details independently. No liability is accepted for any errors or omissions.

Amy Lee  
In partnership with Nestod