



Malvern Road, Broughton Pastures Aylesbury HP20 1QF



welcome to

Malvern Road, Broughton Pastures Aylesbury HP20 1QF

Brown & Merry are pleased to offer for sale an individual four double bedroom detached family home being situated within the popular Southside development of Broughton Pastures and offered for sale with NO UPPER CHAIN. The property features cloakroom, two reception rooms, large kitchen, utility, four bedrooms, bathroom, integral garage and driveway providing off road parking, rear garden. Internal viewing is highly recommended to fully appreciate this family home.



Accommodation Comprises

Entrance Hall

Lounge

12' into bay x 17' 1" (3.66m into bay x 5.21m)

Dining Room

9' x 10' 2" (2.74m x 3.10m)

Kitchen

12' 7" x 13' 5" (3.84m x 4.09m)

Side Lobby Area

Cloakroom & Utility

First Floor & Landing

Bedroom One

22' 4" x 10' 4" (6.81m x 3.15m)

Bedroom Two

10' 6" x 9' 4" (3.20m x 2.84m)

Bedroom Three

12' 4" x 9' (3.76m x 2.74m)

Bedroom Four

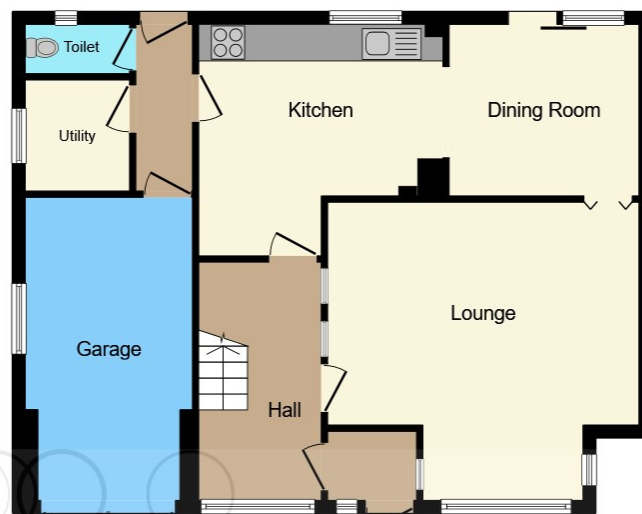
12' 9" x 9' 1" (3.89m x 2.77m)

Bathroom

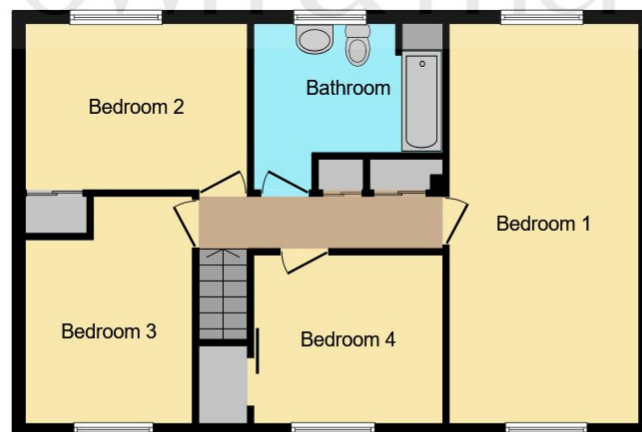
Outside

Rear Garden

Driveway & Garage



Ground Floor



First Floor



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Malvern Road, Broughton Pastures Aylesbury

- FOUR DOUBLE BEDROOMS
- SPACIOUS ACCOMMODATION
- SOUTHERLY FACING REAR GARDEN
- CLOSE TO LOCAL AMENITIES & LOCAL SCHOOLS
- POPULAR SOUTHSIDE LOCATION
- POTENTIAL TO EXTEND (STPP)
- MUST BE VIEWED

Tenure: Freehold EPC Rating: D

£580,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYL113748 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


brown & merry



01296 488111



Aylesbury@brownandmerry.co.uk



5-7 Market Street, AYLESBURY,
Buckinghamshire, HP20 2PN



brownandmerry.co.uk