



Nutmeg Close, Broughton Aylesbury HP22 7BQ



welcome to

Nutmeg Close, Broughton Aylesbury

A well-presented three bedroom detached family home with a larger than average rear garden, overlooking a play area and being located within this popular modern Southside development. The property features double glazing, gas heating system with radiators, entrance hall, cloakroom, sitting room, fitted kitchen/dining room, master bedroom with en-suite, two further bedrooms, bathroom, good size rear garden with paved seating area, driveway providing off road parking.



Accommodation Comprises

Entrance Hall

Cloakroom

Lounge

15' 8" max x 10' 7" max (4.78m max x 3.23m max)

Kitchen/ Diner

15' 7" x 8' 10" (4.75m x 2.69m)

Landing & First Floor

Bedroom One

10' 8" x 10' 10" (3.25m x 3.30m)

En-Suite

Bedroom Two

8' 10" x 8' 10" (2.69m x 2.69m)

Bedroom Three

8' 10" x 6' 6" (2.69m x 1.98m)

Bathroom

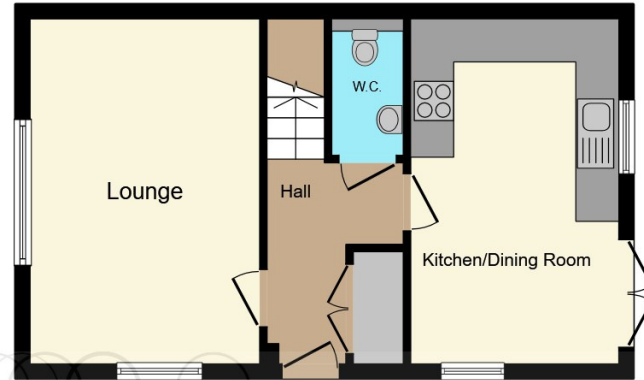
Outside

Rear Garden

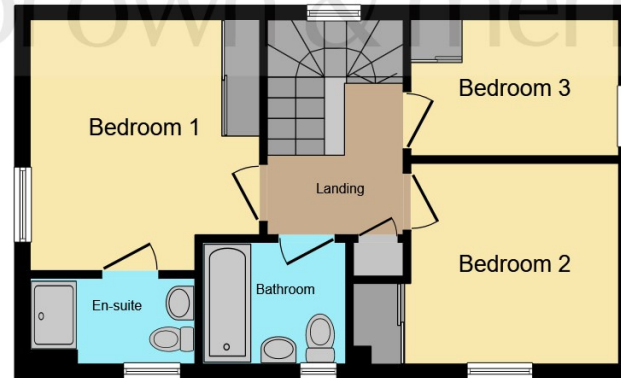
Off Road Parking

Agents Note

Vendor has stated the property is timber framed.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Nutmeg Close, Broughton Aylesbury

- THREE BEDROOM DETACHED
- POPULAR DEVELOPMENT
- WELL PRESENTED
- GOOD SIZE GARDEN
- MUST BE VIEWED

Tenure: Freehold EPC Rating: B

offers in excess of

£425,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
AYL114445 - 0003

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01296 488111



Aylesbury@brownandmerry.co.uk



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



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