



**Mundys Farm, Middle Road, Aylesbury HP21 7AD**



**welcome to**

**Mundys Farm, Middle Road, Aylesbury**

Brown & Merry are pleased to offer for sale this rarely available spacious and well-presented two double bedroom first floor property with the share of freehold and being situated in one of Aylesbury's most prestigious roads within the popular Southside of Aylesbury. The property features double glazing gas heating system with radiators, entrance hall, lounge/dining room, fitted kitchen, two double bedrooms, bathroom, communal gardens, residents parking and single garage. The property is within catchment for good local Primary & Secondary schools. NO UPPER CHAIN. Viewing recommended.



## Accommodation Comprises

### Entrance Hall

### Lounge/ Dining Room

13' 7" x 16' 6" ( 4.14m x 5.03m )

### Kitchen

7' 2" x 12' 4" ( 2.18m x 3.76m )

### Bedroom One

14' 1" max x 12' 4" ( 4.29m max x 3.76m )

### Bedroom Two

13' 2" x 9' 6" + recess ( 4.01m x 2.90m + recess )

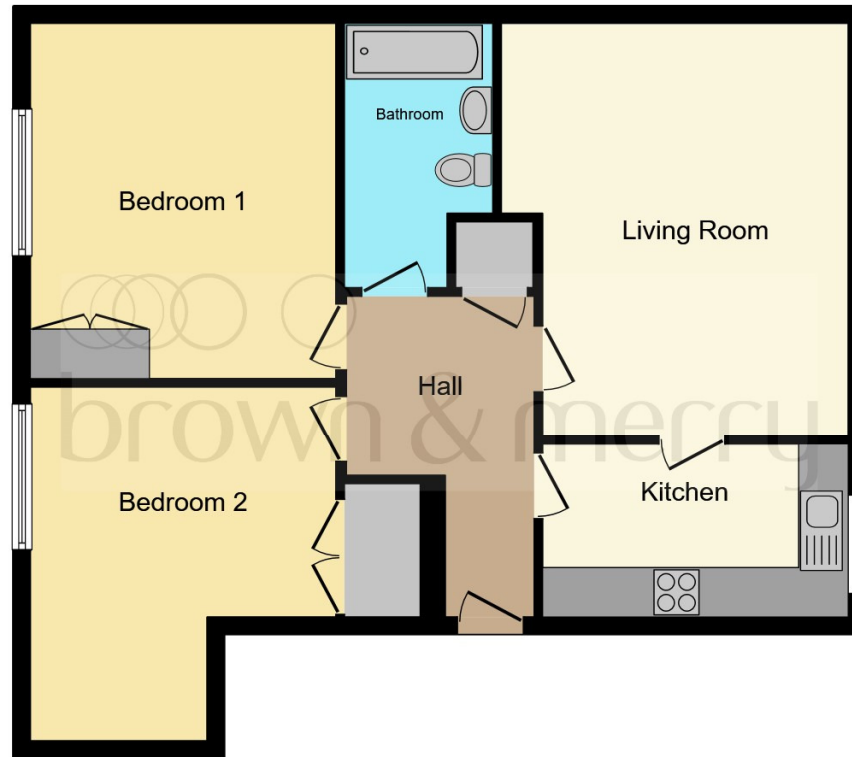
### Bathroom

### Outside

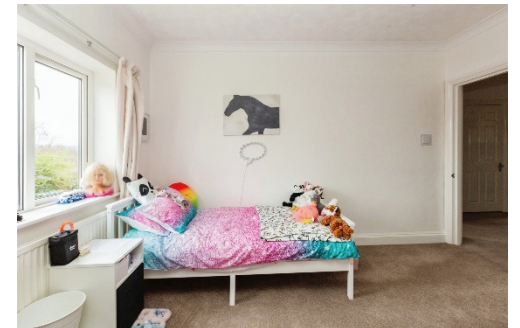
### Communal Gardens

### Garage

### Residents Parking



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](http://www.focalagent.com)



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welcome to

## Mundys Farm Middle Road, Aylesbury

- SHARE OF FREEHOLD
- SOUTHSIDE OF AYLESBURY
- TWO DOUBLE BEDROOMS
- GARAGE
- NO UPPER CHAIN
- IN GOOD SCHOOL CATCHMENT LOCATION
- IDEAL INVESTMENT/ FIRST TIME BUYER OPPORTUNITY
- VIEWING RECOMMENDED

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers in excess of  
**£275,000**



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Property Ref:  
AYL114429 - 0005

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Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the  
postcode not the actual property

  
brown & merry



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