



Holly Drive, Lavender Grange Aylesbury HP21 8TZ



welcome to

Holly Drive, Lavender Grange Aylesbury

Brown & Merry are pleased to offer for sale this spacious and well-presented four bedroom detached family home with double garage and being situated within the popular Lavender Grange development. The property features double glazing, gas heating system with radiators, entrance hall, cloakroom, sitting room, dining room, fitted kitchen, master bedroom with built in wardrobes and en-suite, three further well-proportioned bedrooms, bathroom, enclosed rear garden, driveway leading to double garage with electric doors.



Accommodation Comprises

Entrance Hall

Cloakroom

Lounge

17' 2" x 13' 9" (5.23m x 4.19m)

Dining Room

10' 7" x 10' 11" (3.23m x 3.33m)

Kitchen

10' 10" x 10' 1" (3.30m x 3.07m)

Landing & First Floor

Bedroom One

11' 9" max x 11' 2" (3.58m max x 3.40m)

En-Suite

Bedroom Two

11' 1" x 10' 2" (3.38m x 3.10m)

Bedroom Three

10' 9" x 10' 5" (3.28m x 3.17m)

Bedroom Four

9' 1" x 7' 11" (2.77m x 2.41m)

Bathroom

Outside

Rear Garden

Driveway & Double Garage



Total floor area 129.6 sq.m. (1,395 sq.ft.) approx

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

Holly Drive, Lavender Grange Aylesbury

- FOUR BEDROOM DETACHED
- DOUBLE GARAGE
- POPULAR DEVELOPMENT
- MUST BE VIEWED
- NEAR HOSPITAL
- CLOSE TO GRAMMAR SCHOOLS

Tenure: Freehold EPC Rating: Awaited

£550,000



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Property Ref:
AYL114553 - 0003

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Please note the marker reflects the
postcode not the actual property