

**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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# Holly Drive, Lavender Grange Aylesbury

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

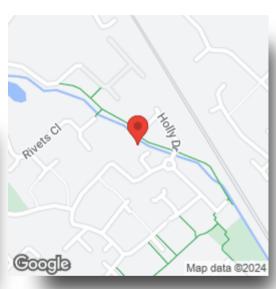
Tenure: Freehold EPC Rating: Awaited

# £550,000









Please note the marker reflects the postcode not the actual property

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Property Ref: AYL114553 - 0003

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