



**Atherstone Lane, Broughton Aylesbury HP22 7FA**

**welcome to**

**Atherstone Lane, Broughton Aylesbury**

Brown & Merry are pleased to offer for sale this nearly new three/four bedroom semi-detached town house being situated within this popular modern development and an internal viewing is highly recommended to fully appreciate this family home. The property features double glazing, gas heating system with radiators, entrance hall, cloakroom, study/bedroom, modern fitted kitchen opening to dining room with double glazed double doors opening to rear garden, first floor sitting room and master bedroom with en-suite, two top floor double bedrooms and bathroom, enclosed rear garden, driveway leading to garage.





## Accommodation Comprises

### Cloakroom

### Entrance Hall

### Dining Room

14' max x 13' 6" ( 4.27m max x 4.11m )

### Kitchen

8' 11" x 10' ( 2.72m x 3.05m )

### Landing & First Floor

### Bedroom One

11' 9" max x 8' 3" ( 3.58m max x 2.51m )

### En-Suite

### Bedroom Two

10' 5" x 13' 7" ( 3.17m x 4.14m )

### Second Floor

### Bedroom Three

13' 6" max x 12' max ( 4.11m max x 3.66m max )

### Bedroom Four

11' x 13' 8" ( 3.35m x 4.17m )

### Bathroom

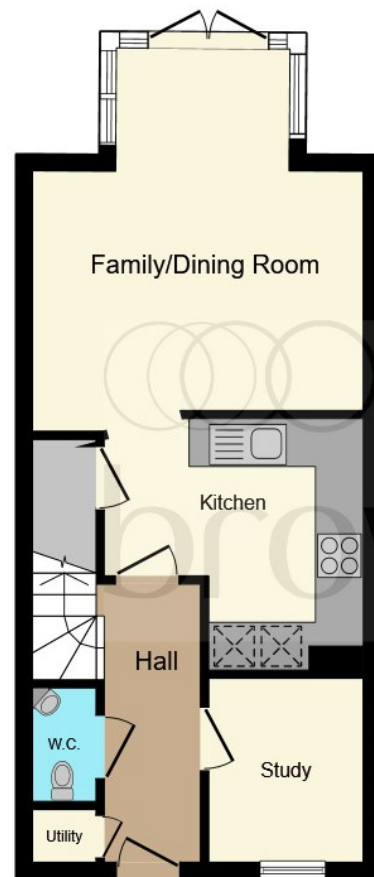
### Outside

### Rear Garden

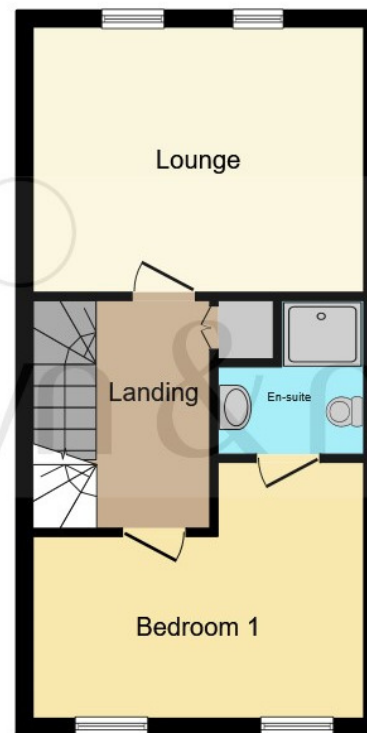
### Parking

### Agents Note

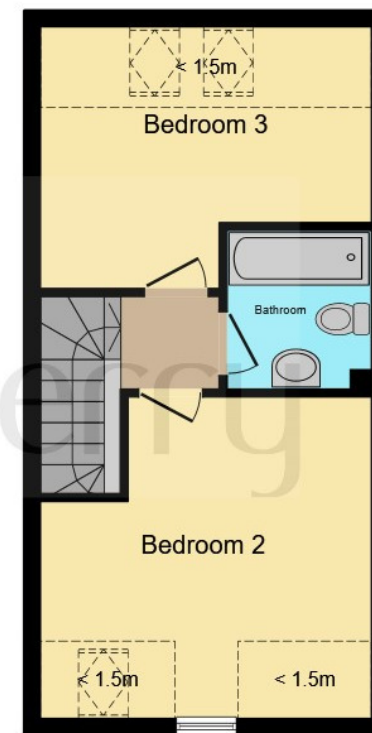
Currently the vendor's details do not match the registered title at Land Registry. Please ask the branch for more details. The property is subject to an estate management charge of £240 per year.



## Ground Floor



## First Floor



## Second Floor



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welcome to

## Atherstone Lane, Broughton Aylesbury

- POPULAR MODERN DEVELOPMENT
- SEMI DETACHED TOWN HOUSE
- THREE/FOUR BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- ENCLOSED GARDEN
- NHBC REMAINING

Tenure: Freehold EPC Rating: B

Offers over

**£440,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYL114584 - 0003

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.

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