



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

Total floor area 104.0 m² (1,119 sq.ft.) approx
Reduced bedroom 7.5 m² (80 sq.ft.)



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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

£425,000



AYL114584 - 0006

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Property Ref:

AYL114584 - 0006

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Please note the marker reflects the postcode not the actual property


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