



Signal Path, Broughton AYLESBURY HP22 7AZ

welcome to

Signal Path, Broughton AYLESBURY

Brown and Merry are delighted to bring to market this very well presented four bedroom end of terrace town house in the sought after location of Broughton. The property would make the ideal family home viewings are highly advised. On the ground floor you have the kitchen with centre island that leads into the garden, lounge area and downstairs WC. Rising to the first floor you have two double bedrooms and family bathroom. On the third floor you have a further two double bedrooms with a bathroom. To the rear is a well maintained garden with a decked area and outside office with power and lighting ideal for working from home.



Agent Notes

There is an estate management charge with this property. For more information please ask the agent.

Accommodation Comprises

Cloakroom

Lounge

12' 1" x 12' 9" into recess (3.68m x 3.89m into recess)

Kitchen/ Diner

12' 6" x 11' 9" (3.81m x 3.58m)

Landing & First Floor

Bedroom Two

12' 6" x 11' 10" (3.81m x 3.61m)

Bedroom Three

12' 7" x 10' 10" max (3.84m x 3.30m max)

Bathroom

Second Floor

Bedroom One

15' 7" into recess x 12' 6" (4.75m into recess x 3.81m)

Bedroom Four

12' 7" x 9' 2" max (3.84m x 2.79m max)

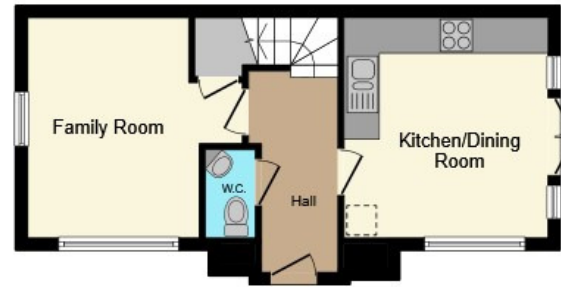
Shower Room

Outside

Rear Garden

Outbuilding

9' 5" x 6' 2" (2.87m x 1.88m)



Ground Floor



First Floor



Second Floor

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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Signal Path, Broughton AYLESBURY

- FOUR DOUBLE BEDROOM END OF TERRACE TOWN HOUSE
- SOUGHT AFTER LOCATION OF BROUGHTON
- FAMILY ROOM & KITCHEN / DINER LEADING TO REAR GARDEN
- FIRST FLOOR BEDROOMS ONE, TWO & FAMILY BATHROOM
- TOP FLOOR OFFERS BEDROOMS THREE, FOUR & SHOWER ROOM
- REAR GARDEN WITH DECKING AREA & PERGOLA
- GARDEN OFFICE WITH POWER AND LIGHTING
- DRIVEWAY AT REAR OF HOUSE FOR TWO CARS
- IDEAL FAMILY HOME

Tenure: Freehold EPC Rating: B

£460,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYL114671 - 0006

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