



**Friarscroft Way, Aylesbury HP20 2TE**



**welcome to**

**Friarscroft Way, Aylesbury**

Brown and Merry are pleased to introduce to the market this beautifully presented three-bedroom end of terrace family home situated in the town centre and conveniently close to Aylesbury Train Station (0.3-mile walk). The property comprises of a spacious lounge, a kitchen with garden access, and a downstairs toilet. Moving up to the first floor, there are three bedrooms and a family bathroom. Additionally, there is a low maintenance rear garden and off-road parking at the front of the property.



## Accommodation Comprises

Entrance Hall

Cloakroom

Sitting Room

16' 9" x 15' 2" ( 5.11m x 4.62m )

Kitchen/ Dining Room

15' 1" x 8' 10" ( 4.60m x 2.69m )

Landing & First Floor

Bedroom One

12' 3" x 8' 9" ( 3.73m x 2.67m )

Bedroom Two

Bedroom Three

9' 7" x 6' 4" ( 2.92m x 1.93m )

Bathroom

Outside

Rear Garden

Front Garden

Parking

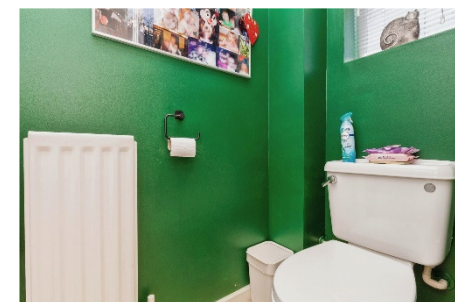
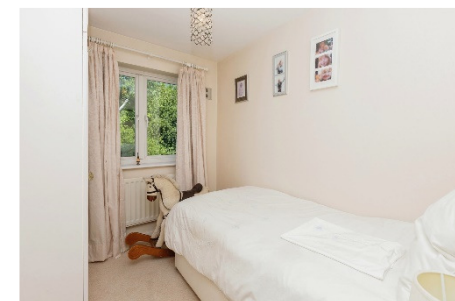


**Ground Floor**

**First Floor**

Total floor area 75.4 sq.m. (811 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](http://www.focalagent.com)



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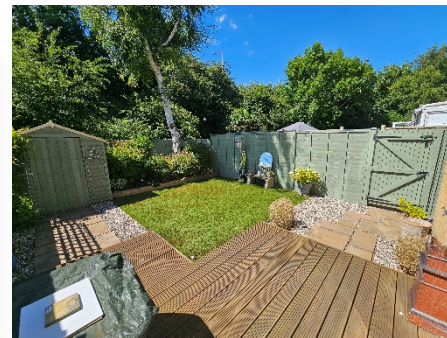
## Friarscroft Way, Aylesbury

- THREE BEDROOM HOME
- END OF TERRACE
- CLOSE TO TOWN CENTRE & AYLESBURY TRAIN STATION
- KITCHEN/ DINER WITH PATIO DOORS TO REAR GARDEN
- DRIVEWAY PARKING

Tenure: Freehold EPC Rating: C

Offers in excess of

**£390,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYL114684 - 0004

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brown & merry



**01296 488111**



[Aylesbury@brownmerry.co.uk](mailto:Aylesbury@brownmerry.co.uk)



5-7 Market Street, AYLESBURY,  
Buckinghamshire, HP20 2PN



[brownmerry.co.uk](https://www.brownmerry.co.uk)