



Brewery Lane, Broughton Aylesbury HP22 7DH



welcome to

Brewery Lane, Broughton Aylesbury

A well-presented and spacious three bedroom semi-detached family home being located within this popular modern development on the South East side of Aylesbury giving good access to the A41 towards Tring & London. The property features storm porch with door opening to entrance hall, downstairs cloakroom, double aspect lounge, modern fitted kitchen/dining room, master bedroom with en-suite shower room, two further bedrooms, bathroom, enclosed garden, and parking for two vehicles.



Accommodation Comprises:

Entrance Hall

Cloakroom

Lounge

15' 5" x 10' 7" (4.70m x 3.23m)

Kitchen/dining Room

15' 5" x 8' 9" (4.70m x 2.67m)

First Floor & Landing

Bedroom One

10' 9" x 10' 6" (3.28m x 3.20m)

En-Suite

Bedroom Two

8' 9" x 8' 9" plus recess (2.67m x 2.67m plus recess)

Bedroom Three

8' 9" x 6' 5" (2.67m x 1.96m)

Bathroom

Outside

Rear Garden

Parking

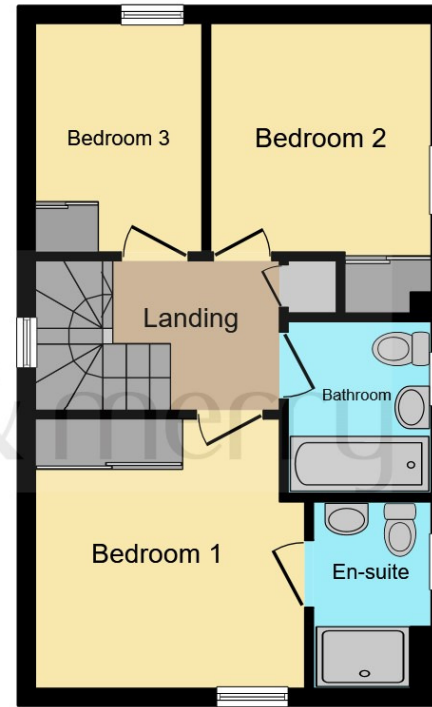
Two Spaces

Agents Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Brewery Lane, Broughton Aylesbury

- DOUBLE FRONTED THREE BEDROOM FAMILY HOME
- POPULAR MODERN DEVELOPMENT
- FITTED KITCHEN/DINING ROOM
- EN-SUITE TO MASTER BEDROOM
- ENCLOSED GARDEN
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: B

Offers in excess of

£380,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
AYL114126 – 0008

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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